

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 10A Clements Street, Bentleigh East 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,250,000 & \$1,375,000

## Median sale price

Median price \$1,447,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
62b Castlewood Street, Bentleigh East 3165	\$1,335,000	31/05/2021
28b Hutchinson Street, Bentleigh 3204	\$1,400,000	12/04/2021
27B Jassa Street, Bentleigh East 3165	\$1,330,000	31/03/2021

This Statement of Information was prepared on: 19/07/2021