

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 31 Jassa Street, Bentleigh East 3165

Indicative selling price

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

Single price \$1,249,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$1,040,000 *House x *Unit Suburb Bentleigh East

Period - From 1/1/2019 to 1/4/2019 Source REIV

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

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

Address of comparable property	Price	Date of sale
18a Anderson Ave, Bentleigh East 3165	\$1,360,000	9/2/2019
18a Paloma St, Bentleigh East 3165	\$1,268,888	17/2/2019
44b Warwick Street, Bentleigh East 3165	\$1,155,000	23/3/2019

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~