

# 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 32 Marlborough Street, Bentleigh East VIC 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,100,000 & \$1,210,000

## Median sale price

Median price \$1,390,000 Property type House Suburb Bentleigh East

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**A** 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
28 Marlborough St BENTLEIGH EAST 3165	\$1,305,000	12/11/2022
39 Warwick St BENTLEIGH EAST 3165	\$1,290,000	13/12/2022
25 Normanby Rd BENTLEIGH EAST 3165	\$1,175,000	15/10/2022

This Statement of Information was prepared on: 20/01/2023