

# 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 31b Jassa 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 \$1,200,000

or range between

&

## Median sale price

(\*Delete house or unit as applicable)

Median price \$1,030,000

\*House

\*Unit x

Suburb Bentleigh East

Period - From 01/10/2018

to 31/12/2018

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 |
|------------------------------------------|-------------|--------------|
| 47 Gladwyn Ave, Bentleigh East 3165      | \$1,210,000 | 06/04/2019   |
| 5a Kurrajong Street, Bentleigh East 3165 | \$1,180,000 | 09/02/2019   |
| 44b Warwick Street, Bentleigh East 3165  | \$1,155,000 | 23/03/2019   |