

# 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 2/6 Malane 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 & \$1,200,000

## Median sale price

Median price \$1,300,000 Property type Unit Suburb Bentleigh East

Period - From 01/04/2022 to 30/06/2022 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
2/1 David Street, Bentleigh East VIC 3165	\$1,335,000	08/10/2022
1/14 Malane Street, Bentleigh East VIC 3165	\$1,177,500	01/06/2022
1/3 Caleb Street, Bentleigh East VIC 3165	\$1,071,000	01/10/2022

This Statement of Information was prepared on: 12/10/2022