

# 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 2A Seathorpe Avenue Bentleigh East VIC 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 \$ or range between \$890,000 & \$935,000

## Median sale price

Median price \$1,088,000 Property type Unit Suburb Bentleigh East

Period - From 01/01/2022 to 31/03/2022 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/29 Mortimore Street Bentleigh VIC 3204	\$927,500	29/04/2022
2 1a Brailsford Road Bentleigh VIC 3204	\$995,000	21/04/2022
3 1/73 Wingate Street Bentleigh East VIC 3165	\$855,000	16/04/2022

This Statement of Information was prepared on: 15/06/2022