

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 8 Wood Street Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$2,900,000 & \$3,000,000

Median sale price

Median price \$1,860,000 Property type House Suburb Bentleigh

Period - From 01/10/2021 to 31/12/2021 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
9 Colin Street, Bentleigh East VIC 3165	\$3,220,000	19/03/2022
5 Denton Street, Brighton East VIC 3187	\$3,040,000	08/12/2021
40 Leckie Street, Bentleigh VIC 3204	\$2,850,000	18/02/2022

This Statement of Information was prepared on: 28/03/2022