

## Single residential property located in the Melbourne metropolitan area

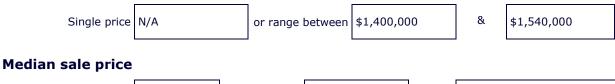
Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and 25A Leary Avenue, BENTLEIGH EAST VIC 3165 postcode

## Indicative selling price

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



Median price	\$1,447,000	Property type		House			Suburb	BENTLEIGH EAST
Period - From	01/04/2021	to	30/06/202	1	Source	REIV	1	

## **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
1. 11A Purtell Street, BENTLEIGH EAST 3165	\$1,470,000	03/07/2021
2. 10B Clements Street, Bentleigh East, 3165	\$1,455,000	12/04/2021
3. 34a Wamba Road, Bentleigh East, 3165	\$1,550,000	01/09/2021

This Statement of Information was prepared on: Monday 4<sup>th</sup> October 2021