

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 25A Leary Avenue, BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single price N/A or range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,447,000 Property type House Suburb BENTLEIGH EAST

Period - From 01/04/2021 to 30/06/2021 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
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 4th October 2021