

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 52 Lahona 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)

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$1,462,250 Property type House Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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
4a Ludwell Cr BENTLEIGH EAST 3165	\$1,800,000	18/10/2024
1a Normanby Rd BENTLEIGH EAST 3165	\$1,701,000	03/08/2024
22a Browns Rd BENTLEIGH EAST 3165	\$1,780,000	15/07/2024

This Statement of Information was prepared on: 19/11/2024