

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 9 Warwick Street Bentleigh East 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 \$*867,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$735,000

*House

*Unit *

Suburb Bentleigh East

Period - From 1st July 2017

to 23rd July 2018

Source Realestate.com.au

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 1/15 Warwick Street Bentleigh East	\$866,000	9 th May 2018
2 51A Wards Grove Bentleigh East	\$870,500	25 th March 2018
3 4/2 Acacia Avenue Oakleigh South	\$835,000	5 th May 2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.