

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

6B Quinns Road Bentleigh East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,430,000

Property type

House

Suburb

Bentleigh East

Period - From

01/06/2022

to

30/09/2022

Source

REIV

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

43a Adrian Street Bentleigh East

\$1,345,000

06/09/2022

26a Bonny Street Bentleigh East

\$1,500,000

30/07/2022

34a Matthews Road Bentleigh East

\$1,477,000

16/09/2022

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.

This Statement of Information was prepared on:

9/11/2022