

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 31 London Street, Bentleigh

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 \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,710,000 Property type House Suburb Bentleigh
Period - From 31/10/23 to 01/12/23 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 |
|------------------------------------|-------------|--------------|
| 1 2/13 Fairbank Road, Bentleigh | \$1,250,000 | 21/12/23 |
| 2 2/6 Abbin Avenue, Bentleigh East | \$1,270,000 | 21/10/23 |
| 3 8 Baylon Street, Bentleigh | \$1,225,000 | 07/10/23 |

OR

properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13/02/2024