

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 41 Mclean Avenue, Bentleigh VIC 3204

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 \$1,200,000 & \$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,402,000 *House ☒ *Unit ☐ Suburb Bentleigh

Period - From 01/01/2019 to 31/03/2019 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 RIDDLE ST, BENTLEIGH, VIC 3204	\$1,300,000	23/03/2019
593 NEPEAN HWY, BRIGHTON EAST, VIC 3187	\$1,320,000	16/03/2019
26 LOUISE ST, BRIGHTON EAST, VIC 3187	\$1,250,000	21/01/2019