

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 4/12 Francesco St 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)

Single price \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,446,500

*House X

*Unit

Suburb Bentleigh East

Period - From 01/04/2021

to 30/06/2021

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/125 East Boundary Rd BENTLEIGH EAST 3165	\$930,000	05/05/2021
3/20 Hamilton St BENTLEIGH 3204	\$910,000	08/05/2021
46b Wingate St BENTLEIGH EAST 3165	\$900,000	02/05/2021

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.~~