

# 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 7a Abbin Avenue, Bentleigh East VIC 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,250,000 & \$1,350,000

## Median sale price

Median price \$1,183,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
188a Patterson Road, Bentleigh VIC 3204	\$1,361,000	05/08/2020
6b Glenmer Street, Bentleigh VIC 3204	\$1,350,000	28/07/2020
9b Pollina Street, Bentleigh East VIC 3165	\$1,300,000	10/08/2020

This Statement of Information was prepared on: 14/10/2020