

# 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 55 Bent Street, Bentleigh VIC 3204

## Indicative selling price

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

Single price \$1,925,000

## Median sale price

Median price \$1,863,000 Property type House Suburb Bentleigh

Period - From 01/10/2021 to 31/12/2021 Source REIV

## Comparable property sales

**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
43 Murray Road, Ormond VIC 3204	\$2,075,000	22/12/2021
31 Exhibition Street, McKinnon VIC 3204	\$1,850,000	02/04/2022
65 Nicholson Street, McKinnon VIC 3204	\$1,760,000	15/12/2021

This Statement of Information was prepared on: 23/05/2022