

# 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 120 East Boundary Road, 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 \$1,000,000 & \$1,100,000

## Median sale price

Median price \$1,363,000 Property type House Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 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
4 Becket Avenue, Bentleigh East VIC 3165	\$1,005,000	30/01/2021
10 Marlborough Street, Bentleigh East VIC 3165	\$1,000,000	22/01/2021
5 East Boundary Road, Bentleigh East VIC 3165	\$990,000	22/11/2020

This Statement of Information was prepared on: 27/04/2021