

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 48 Mackie Road, Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$1,548,000 Property type House Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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 |
|--|-------------|--------------|
| 21 Leary Avenue, Bentleigh East VIC 3165 | \$2,550,000 | 07/08/2021 |
| 15 Neville Street, Bentleigh East VIC 3165 | \$2,219,888 | 21/10/2021 |
| 12 Sherlowe Court, Bentleigh East VIC 3165 | \$2,005,000 | 13/07/2021 |

This Statement of Information was prepared on: 22/11/2021