

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 2/10 Daphne Street 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 \$ or range between \$780,000 & \$830,000

Median sale price

Median price \$1,085,000 Property type Unit Suburb Bentleigh East
Period - From 01/04/2024 to 30/06/2024 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 or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 1 3/129 East Boundary Rd BENTLEIGH EAST 3165 | \$754,500 | 14/09/2024 |
| 2 13/15 Vickery St BENTLEIGH 3204 | \$730,000 | 10/09/2024 |
| 3 32b Browns Rd BENTLEIGH EAST 3165 | \$758,000 | 10/08/2024 |

OR

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.

This Statement of Information was prepared on: 17/09/2024