

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

24 Bessie Street, Bentleigh East Vic 3204

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,433,000 Property type Townhouse Suburb Bentleigh East

Period - From 05/04/2023 to 04/04/2024 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
1. 40B Mcguinness Rd BENTLEIGH EAST 3165	\$1,535,000	10/02/2024
2. 8a Konrad St BENTLEIGH EAST 3165	\$1,420,000	24/02/2024
3. 88b Wingate St BENTLEIGH EAST 3165	\$1,400,000	10/02/2024

This Statement of Information was prepared on: 05/04/2024