

# 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 68 Elizabeth Street, 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)

Range between \$1,150,000 & \$1,260,000

## Median sale price

Median price \$1,086,250 \*House  \*Unit  x Suburb Bentleigh East

Period - From 01/04/2018 to 30/06/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10a Catherine Rd BENTLEIGH EAST 3165	\$1,350,000	27/09/2018
45 Tambet St BENTLEIGH EAST 3165	\$1,270,000	25/09/2018
9b Veronica St BENTLEIGH EAST 3165	\$1,217,500	22/09/2018