

# 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 13A Malane St, 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 \$1,500,000 & \$1,600,000

## Median sale price

Median price \$1,322,000 Property type House Suburb Bentleigh East

Period - From 01/10/2020 to 31/12/2020 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4a Adelaide St MCKINNON 3204	\$1,670,000	19/12/2020
24b Ellen St BENTLEIGH EAST 3165	\$1,646,000	18/01/2021
16b Bendigo Av BENTLEIGH 3204	\$1,632,000	25/02/2021

This Statement of Information was prepared on: 25/02/2021