

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 6a Forster Court, Bentleigh East VIC 3165

Indicative selling price

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

Single price \$1,529,000

Median sale price

Median price \$1,525,000 Property type House Suburb Bentleigh East

Period - From 01/04/2022 to 30/06/2022 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 |
|---|-------------|--------------|
| 8b George Street, Bentleigh East VIC 3165 | \$1,725,000 | 27/08/2022 |
| 13b George, Bentleigh East VIC 3165 | \$1,675,000 | 14/10/2022 |
| 33a Hunter Street, Carnegie VIC 3163 | \$1,625,000 | 23/08/2022 |

This Statement of Information was prepared on: 02/12/2022