

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 Saint James Avenue, Bentleigh VIC 3204

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$945,000 Property type Unit Suburb Bentleigh

Period - From 01/01/2023 to 31/12/2023 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 |
|--|-----------|--------------|
| 1. 3/91-93 Nicholson Street, McKinnon VIC 3204 | \$842,000 | 25/11/2023 |
| 2. 5/10 Capitol Avenue, McKinnon VIC 3204 | \$832,000 | 19/11/2023 |
| 3. 14 Jackson Lane, Bentleigh East VIC 3165 | \$826,000 | 09/12/2023 |

This Statement of Information was prepared on: 04/03/2024