

# 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 12b Lahona Avenue, Bentleigh East 3165

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,400,000 & \$1,500,000

## Median sale price

Median price \$1,456,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/06/2023 to 30/09/2023 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
51b Gladesville Dr Bentleigh East 3165	\$1,500,000	25/08/2023
4b Ardwick St Bentleigh 3204	\$1,485,000	14/09/2023
4b Seathorpe Av Bentleigh 3165	\$1,425,000	25/10/2023

This Statement of Information was prepared on: 13/11/2023