

# 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 14 Cavalier Street, Bentleigh East

## 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 \$1,100,000 & \$1,200,000

## Median sale price

Median price \$1,419,000 Property type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**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
3 Kershaw Street, Bentleigh East	\$1,200,000	05/05/2023
15 Rudyard Street, Bentleigh East	\$1,170,000	05/05/2023
15 Glover Street, Bentleigh East	\$1,156,000	15/07/2023

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 26/07/2023