

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

14 Yarraburn Close, 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 \$1,450,000 & \$1,550,000

## Median sale price

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

Period - From 01/07/2023 to 30/09/2023 Source REIV

## Comparable property sales

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
8 Leo St BENTLEIGH EAST 3165	\$1,580,800	21/06/2023
3A Carmel Ct BENTLEIGH EAST 3165	\$1,575,000	14/10/2023
7 Highview Rd BENTLEIGH EAST 3165	\$1,542,000	09/09/2023

This Statement of Information was prepared on: 23/10/2023