

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 1c St James Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$910,000 Property type Unit Suburb Bentleigh

Period - From 01/01/2024 to 31/03/2024 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
1/1 Garden Rd BENTLEIGH EAST 3165	\$1,355,000	24/02/2024
2/24 Molden St BENTLEIGH EAST 3165	\$1,320,000	04/05/2024
61 Molden St BENTLEIGH EAST 3165	\$1,250,000	21/03/2024

This Statement of Information was prepared on: 15/05/2024