

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

2/10 Blair Street, Bentleigh Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

## Median sale price

Median price \$1,610,000 Property type Townhouse Suburb Bentleigh

Period - From 11/08/2022 to 10/08/2023 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
1/128 Wheatley Rd ORMOND 3204	\$1,300,000	14/06/2023
6/8-10 Agnes St BENTLEIGH EAST 3165	\$1,248,000	03/06/2023
2/32 Prince Edward Av MCKINNON 3204	\$1,102,500	09/06/2023

This Statement of Information was prepared on: 11/08/2023