

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

203/1 Mackie Road, 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 \$450,000 & \$495,000

## Median sale price

Median price \$678,000 Property type Unit Suburb Bentleigh East

Period - From 30/10/2022 to 29/10/2023 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
6/190 Bignell Rd BENTLEIGH EAST 3165	\$505,000	04/08/2023
108/801 Centre Rd BENTLEIGH EAST 3165	\$470,000	31/05/2023
201/1 Mackie Rd BENTLEIGH EAST 3165	\$460,000	06/06/2023

This Statement of Information was prepared on: 31/10/2023