

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 23/27 Dromana Avenue, Bentleigh East Victoria 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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
22/27 Dromana Avenue, Bentleigh East 3165 Vic	\$1,370,000	22/04/2023
45b Tudor Street, Bentleigh East 3165 Vic	\$1,325,000	14/04/2023
45b Brooks Street, Bentleigh East 3165 Vic	\$1,310,000	03/03/2023

This Statement of Information was prepared on: