

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

25B Luckins Road Bentleigh 3204

## Indicative selling price

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

Single price \$ or range between \$1,450,000 & \$1,585,000

## Median sale price

Median price \$1,710,000 Property type House Suburb Bentleigh

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

**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
16a Lawson Street Bentleigh	\$1,600,000	05/10/2023
4B Lawson Street Bentleigh	\$1,575,000	27/10/2023
20B Abbin Avenue Bentleigh East	\$1,570,000	09/12/2023

This Statement of Information was prepared on: 20/02/2024