



# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

4a Deakin Street, 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 \$1,600,000 & \$1,760,000

## Median sale price

Median price \$1,405,000 Property type Townhouse Suburb Bentleigh East

Period - From 07/08/2022 to 06/08/2023 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
63b Barrington St BENTLEIGH EAST 3165	\$1,940,000	29/04/2023
5A Roselyn Cr BENTLEIGH EAST 3165	\$1,770,000	05/04/2023
8b Roselyn Cr BENTLEIGH EAST 3165	\$1,730,000	06/05/2023

This Statement of Information was prepared on: 07/08/2023

09-08-2023

Agent

Date

DocuSigned by:  
  
04E29890FDD347E...

Vendor

Date

Vendor

Date