

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

6 Bardolph Court, 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 \$1,700,000 & \$1,800,000

## 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
4 Vale St BENTLEIGH 3204	\$1,830,000	23/09/2023
41 Gilmour Rd BENTLEIGH 3204	\$1,730,000	23/09/2023
7 Hobart St BENTLEIGH 3204	\$1,650,000	16/09/2023

This Statement of Information was prepared on: 24/01/2024