

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### **Property offered for sale**

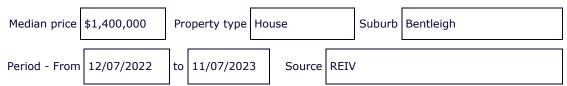
8 Dover Street, Bentleigh East

## Indicative selling price

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

Range Between \$1,150,000 & \$1,265,000

### Median sale price



# **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
40 Edinburgh St BENTLEIGH EAST 3165	\$1,300,000	17/05/2023
4 Florence St BENTLEIGH EAST 3165	\$1,265,000	01/04/2023
21 Richard St BENTLEIGH EAST 3165	\$1,145,000	04/03/2023

This Statement of Information was prepared on: 12/07/2023