

#### Property offered for sale

Address: 45 Tambet Street Bentleigh East

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,300,000 & \$1,350,000

#### Median sale price

Median price: \$1,261,117 House Suburb: Bentleigh East  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### 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.



#### 27 Purtell St BENTLEIGH EAST

3 2 3

Superbly renovated to bring out the best of its original charm and blend it with quality modern entertaining, this beautiful 3

**Sold by Auction** \$1,307,000  
**Date Sold** Feb 2017  
**Land** 603 SqM



#### 50 Brett St MURRUMBEENA

3

**Sold by Private Sale** \$1,330,000  
**Date Sold** Jun 2017  
**Land** 629 SqM



#### 35 Dallas Av HUGHESDALE

3 2 1

Generating instant street appeal with its charming weatherboard exterior, white picket fence that hides a beautifully presented

**Sold by Auction** \$1,345,000  
**Date Sold** Feb 2017  
**Land** 590 SqM