

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 26 May Street Bentleigh East

Indicative selling price

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

Range between: \$1,550,000 & \$1,650,000

Median sale price

Median price: \$1,270,000 House Suburb: Bentleigh East

Period - From: 01/01/2017 to 31/03/2017 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.



303 Mckinnon Rd MCKINNON

Sold by Auction \$1,645,000
Date Sold Apr 2017
Land 610 SqM

3 1 2



20 Ellen St BENTLEIGH EAST

Sold by Private Sale \$1,560,000
Date Sold Dec 2016
Land 585 SqM

3



18 May St BENTLEIGH EAST

Sold by Auction \$1,550,000
Date Sold Dec 2016
Land 580 SqM

3 1 1