

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 31A & 31B Jeffrey Street Bentleigh

#### Indicative selling price

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

Range between: \$1,450,000 & \$1,500,000

#### Median sale price




Median price: \$1,448,000 House Suburb: Bentleigh  
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.



#### 28b Scotts St BENTLEIGH




4  3  2 

33sqs of State-of-the-Art Style! Scaled out, optioned up and situated in the sought-after Hodgson Reserve precinct, prestige

**Sold by Private Sale** \$1,465,000  
**Date Sold** Dec 2016



#### 14a Wattle Gr MCKINNON




4  2  2 

Offering a unique mix of modern luxury, College zone benefits and a privileged park-view position, this is brand new, family

**Sold by Auction** \$1,475,000  
**Date Sold** Dec 2016  
**Land** 292 SqM



#### 12b Chalmers St MCKINNON

4  3  2 

A class act of French provincial beauty and classical lines, this imposing 4 bedroom 3.5 bathroom street front residence oozes

**Sold by Auction** \$1,517,000  
**Date Sold** Feb 2017  
**Land** 326 SqM