Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode: 4 Dulcie Grove, Bentleigh, VIC 3204

Indicative selling price

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

Single price: | or range between: $1,300,000 | & $1,330,000

Median sale price

Median price: $1,495,000 | Property type: House | Suburb: BENTLEIGH

Period - From: 09/09/2020 to: 08/03/2021 | Source: CoreLogic

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
1 35 Wingate Street Bentleigh East	$1,380,000	19/01/2021
2 16 Barry Street Bentleigh	$1,350,000	19/01/2021
3 54 Abbin Avenue Bentleigh East	$1,375,000	09/12/2020

or

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/03/2021