

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

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*  or range between  &

**Median sale price**

Median price  \*House  \*Unit  Suburb   
 Period - From  to  Source

**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
12 Kennedy Street, Bentleigh East VIC 3165	\$1,815,000	24/06/2017
28 Tambet Street, Bentleigh East	\$1,960,000	01/11/2017
9 Vine Court, Bentleigh East VIC 3165	\$1,675,000	23/09/2017