

## 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

10b Stratford Avenue, Bentleigh East Vic 3165

#### Indicative selling price

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

Range between \$1,295,000

&

\$1,330,000

#### Median sale price

Median price \$1,107,500

House

Unit

X

Suburb Bentleigh East

Period - From 01/04/2019

to

30/06/2019

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**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	17b England St BENTLEIGH EAST 3165	\$1,340,000	09/08/2019
2	18a Mervin St BENTLEIGH EAST 3165	\$1,332,000	02/08/2019
3	14a Vasey St BENTLEIGH EAST 3165	\$1,296,000	03/08/2019

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.