

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

76a Moylan Street, Bentleigh East

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single Price \$1,625,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,280,000

*House ☒

Suburb or locality Bentleigh East

Period - From 01.07.2017 to 30.09.2017

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 239b Tucker Road, McKinnon 3204	\$1,800,800	31.07.2017
2 9a Bewdley Street, Ormond 3204	\$1,775,000	26.08.2017
3 7a Stockdale Avenue, Bentleigh East 3165	\$1,430,000	24.06.2017