

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 1/25 Patterson Road, Bentleigh

Indicative selling price

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

Single price \$*830,000 or range between \$*790,000 & \$860,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ *House *Unit X Suburb Bentleigh

Period - From 01/04/2017 to 30/06/2017 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 or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9A Mitchell Street, Bentleigh	\$ 872,000	25/03/2017
2 10a Durban Street, Bentleigh	\$ 935,000	29/04/2017
3 1/373 South Road, Brighton East	\$ \$725,000	08/04/2017