

Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode 6/1036 North Rd, Bentleigh East

Indicative selling price

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

Single price N/A or range between \$440,000 & \$480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,069,500 *House ☐ *unit ☒ Suburb or locality Bentleigh East

Period - From 01/04/17 to 30/06/17 Source REIV

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1/24 Pell St, Bentleigh East	\$540,000	11/07/2017
15/4 William St, Murrumbeena	\$487,000	19/07/2017
3/9 Clapham Rd, Hughesdale	\$472,000	22/07/2017