

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 22 Stratford Avenue, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,261,117 *House ☒ *unit ☐ Suburb or locality Bentleigh East

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/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 |
|--|-------------|--------------|
| 24 Hill Street, Bentleigh East 3165 | \$1,316,000 | 17/06/2017 |
| 21 Kurrajong Street, Bentleigh East 3165 | \$1,269,000 | 03/06/2017 |
| 84 Deakin Street, Bentleigh East 3165 | \$1,200,000 | 02/09/2017 |