



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4 Marlborough Street,  
BENTLEIGH EAST 3165**

House

3 beds

1 baths

1 parking

### Indicative selling price

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

**Range \$900,000 - \$950,000**

### Median sale price

Median **House** for **BENTLEIGH EAST** for period **Jul 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$1,181,000**

### Comparable property sales

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 the most comparable to the property for sale.

**9 Millard St,**  
Bentleigh East 3165

**Price \$952,000** Sold 16  
November 2018

**15 Thornton St,**  
Bentleigh East 3165

**Price \$935,000** Sold 19  
October 2018

**9 Bayview St,**  
Bentleigh East 3165

**Price \$930,000** Sold 11  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

### Contact agents



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