

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 6/87 East Boundary Road, 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 \$380,000 & \$415,000

Median sale price

(*Delete house or unit as applicable)

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

Period - From 01/04/2017 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
2/616-618 Centre Rd BENTLEIGH 3204	\$420,000	08/06/2017
8/12 Brentwood St BENTLEIGH 3204	\$420,000	26/05/2017
1/74 Bendigo Av BENTLEIGH 3204	\$415,000	01/07/2017