

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 5 Claronga Street Bentleigh East 3165

Indicative selling price

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

Single price \$1,085,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 1,187,500

*House X

*Unit

Suburb BENTLEIGH EAST

Period - From 04 May 2018 to 31 Oct 2018

Source Realestate.com

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. 20 Claronga Street Bentleigh East VIC 3165	\$ 980,000	11 Jul 2018
2. 23 Glover Street Bentleigh East VIC 3165	\$ 1,100,000	30 May 2018
3. 5 Esper Avenue Oakleigh South VIC 3167	\$ 1,050,000	15 May 2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.