

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1060 North Road, Bentleigh East Vic 3165
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,270,000 House X Suburb Bentleigh East
Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
19 Argyle St BENTLEIGH EAST 3165	\$1,200,500	23/01/2017
29 Argyle St BENTLEIGH EAST 3165	\$1,175,000	20/05/2017
110 Mackie Rd BENTLEIGH EAST 3165	\$1,100,000	01/05/2017