

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 Tasman 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)

Single price N/A or range between \$1,000,000 & \$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,208,000 *House x *unit Suburb or locality Bentleigh East

Period - From 01/07/2017 to 30/09/2017 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
13 McGuinness Rd, BENTLEIGH EAST 3165	\$1,126,500	11/11/2017
21 Yaralla Rd, BENTLEIGH EAST 3165	\$1,120,000	25/09/2017
6 Martin Crt, BENTLEIGH EAST 3165	\$1,075,000	16/09/2017