

# 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 20 Moylan Street, Bentleigh East Vic 3165

### Indicative selling price

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

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

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,261,117 \*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 |
|---------------------------------------|-------------|--------------|
| 1: 77 Nicholson St MCKINNON 3204      | \$1,250,000 | 26/05/2017   |
| 2: 11 Lydia St BENTLEIGH 3204         | \$1,199,000 | 27/05/2017   |
| 3: 12 Langslow St BENTLEIGH EAST 3165 | \$1,175,000 | 23/05/2017   |