

# RT Edgar

## STATEMENT OF INFORMATION

30 April 2018

### Property offered for sale

12 Adrian 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)

Single  
amount \$1,190,000

### Median sale price

Median price	\$1,300,000	House	X	Unit	Suburb	Bentleigh East
Period - From	01/10/2017	to	31/12/2017	Source	REIV	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Caulfield) estate agent and (Anders Simon) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 72 Blamey Street, Bentleigh East 3165	\$1,260,000	23/01/2018
2 30 Wingate Street, Bentleigh East 3165	\$1,208,000	17/03/2018
3 19 Konrad Street, Bentleigh East 3165	\$1,120,000	13/12/2017