

## 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

1/24 Pell 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)

Range between \$520,000

&

\$570,000

#### Median sale price

Median price \$920,000

Unit 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
3/9 Argyle St BENTLEIGH EAST 3165	\$560,000	29/03/2017
9/7 Derry St BENTLEIGH EAST 3165	\$550,000	18/03/2017
2/16 Argyle St BENTLEIGH EAST 3165	\$535,000	27/04/2017