

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 60b Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,440,500 *House ☒ *unit ☐ Suburb
 or locality Bentleigh
 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: 4a Hobart St BENTLEIGH 3204	\$1,340,000	15/07/2017
2: 5b Alexander St BENTLEIGH EAST 3165	\$1,303,000	24/06/2017
3: 60a Fromer St BENTLEIGH 3204	\$1,280,000	12/08/2017