

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 2/9 Argyle 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 \$540,000 & \$594,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$920,000

\*Unit X

Suburb Bentleigh East

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 3/55a Coorigil Rd, Carnegie.	\$600,000	24/4/17
2. 3/9 Argyle street, Bentleigh E.	\$560,000	29/3/17
3. 2/16 Argyle street, Bentleigh E.	\$535,000	27/4/17