

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

1 Pell Street, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price

N/A

or range between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,270,000

*House

☒

*unit

☐Suburb
or locality

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/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. 27 Parkmore Rd, BENTLEIGH EAST 3165	\$1,310,000	18/03/2017
2. 8b Marlborough St, BENTLEIGH EAST 3165	\$1,300,000	27/05/2017
3. 79 Latham St, BENTLEIGH EAST 3165	\$1,262,500	13/05/2017