STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

9 Cavalier Street, Bentleigh East, VIC 3165

Indicative selling price

Single Price or Range between

\$1,050,000 - \$1,100,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price	Property Type	Suburb
\$1,100,500	House	BENTLEIGH EAST
Period From	Period To	Source
22/04/2019	22/10/2019	Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



6 LUDWELL CRESCENT BENTLEIGH EAST

Price \$1,070,000 Date of Sale 07/09/2019

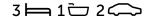
Land 659 sgm





99 DEAKIN STREET BENTLEIGH EAST

Price \$1,070,000 Date of Sale 21/08/2019 Land 583 sgm





40 PALOMA STREET BENTLEIGH EAST

Price \$1,030,000 Date of Sale 24/07/2019 Land 648 sqm