

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/111 Marlborough Street Bentleigh East

Indicative selling price

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

Single price \$* or range between \$800,000 \$880,000

Median sale price

Median price \$1,069,500 *House *Unit X Suburb Bentleigh East

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

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 2/71 Tudor Street Bentleigh East 3165	\$885,000	15/07/2017
2 2/6 richard Street Bentleigh East 3165	\$882,501	12/04/2017
3 2/10 Chester Street Bentleigh East 3165	\$809,000	29/04/2017