

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 2a Goodrich Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$920,000 *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: 1/62 Tudor St BENTLEIGH EAST 3165	\$866,500	25/05/2017
2: 1/3 Barrani St BENTLEIGH EAST 3165	\$850,000	18/02/2017
3: 1002 North Rd BENTLEIGH EAST 3165	\$823,000	18/03/2017