

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

**1 Konrad Street, Bentleigh East, VIC 3165**

### Indicative selling price

**\$1,100,000 - \$1,200,000**

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
**\$ 1,190,000**

**House**

\*Delete house or unit as applicable

Suburb  
**BENTLEIGH EAST**

Period  
**15/11/2018 - 14/05/2019**

Source  
**Price Finder**

### 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



**67 FROMER STREET  
BENTLEIGH**

3 1 2

Agents Advice - Sale \*\$1,150,000  
Date Sold 30/03/2019  
Land 607 sqm



**21 MILFORD STREET  
BENTLEIGH EAST**

3 1 2

Normal Sale \$1,200,000  
Date Sold 10/12/2018  
Land 760 sqm



**20 LONGVIEW AVENUE  
BENTLEIGH EAST**

3 1 2

Agents Advice - Sale Price Withheld  
Date Sold 11/04/2019  
Land 722 sqm