



Statement of Information

Internet advertising for single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price for Property: Undisclosed

Price : Negotiable

Median sale price

Median price House Suburb or locality
Period - From to Source

Comparable property sales

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	15 Shanahan Crescent, McKinnon	\$1,568,000	04/05/2018
2	32 Strathmore street, Bentleigh	\$1,655,000	05/05/2018
3	41 Godfrey Street, Bentleigh	\$1,670,000	24/03/2018

Please note: These properties are in the McKinnon School zone, and do not include properties outside the school zone in Bentleigh.