

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 range between \$1,570,000 & \$1,640,000

Median sale price

Median price \$1,218,750 | House x | Suburb or locality Bentleigh East
Period - From 31/3/2018 30/06/2018 | Source RP Data

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	36B Molden Street, Bentleigh East	\$1,790,000	19/09/2018
2	26B May street, Bentleigh East	\$1,535,000	24/07/2018
3	26B May Street, Bentleigh East	\$1,500,000	23/07/2018

- Please Note that this property is off the plan, and is indicative of Future NEW property pricing.
- Properties that are located here are, are properties that have sold in the McKinnon school zone. The McKinnon school zone, will differ from the average for Bentleigh east, as the Bentleigh East area, is a large suburb that stretches to Warrigal road.