



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 – Please contact agent

Price : **Private Sale**
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	40 Thomasina Street, Bentleigh East	\$1,380,000	20/10/2018
2	3 Abbin Avenue, Bentleigh East	\$1,500,000	03/05/2018
2	40 Mawby Rd, Bentleigh East	\$1,330,000	14/04/2018
3	10 Quinns Rd, Bentleigh East	\$1,370,000	24/03/2018

- The above properties are similar in location, and size to the subject property, but do not have plans and permits approved, or northern orientation, but are the best comparables.