

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 : \$1,555,000 **Private Sale**
Negotiable

Median sale price

Median price \$1,220,000 | House x | Suburb
or locality Bentleigh East

Period - From 01/04/2018 to 30/06/2018 | Source REIV

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 | 20/09/2018 |
| 2 | 26A & B May street, Bentleigh East | \$1,500,000 | 24/07/2018 |
| 3 | N/A See below | | |

- The agent believes that there are less than 3 properties in the vicinity of 2Km from the subject site that have been sold in the past 6 months. This property is unique in its size, shape, and quality of fitout.