

# Statement of Information

# Internet advertising for single residential property located within Melbourne metropolitan area

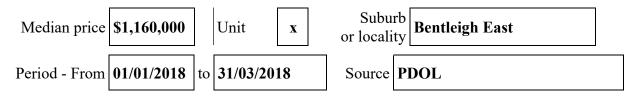
## Sections 47AF of the Estate Agents Act 1980

### Indicative selling price for Property: Address Undisclosed, Bentleigh East Vic 3165

Price Range: \$900,000 Private Sale TO: \$970,000

10.

#### Median sale price



#### **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	2/52 Moylan Street, Bentleigh East (2Bed)	\$910,000 21/07/2018	
2	5 Balmoral Ave, Bentleigh (3Bed)	\$1,045,000	23/05/2018
3	16/27 – 51 Charles street, Bentleigh East (3Bed)	\$901,000	05/05/2018
4	1/39 Lancaster Street, Bentleigh East (3Bed)	\$916,000	06/06/2018

- The properties presented here, are similar, comparable properties that are to be found in Bentleigh East, and have recently sold, with similar features. As there are minimal 3 bedroom homes, some of these are 2 bedrooms and are located in the same pocket & have similar style.
- Properties located in the McKinnon School zone should only be compared to homes in the mckinnon school zone that have recently sold.

Ethical Real Estate Focused on Personalised Service

Specialising in:- Bentleigh | Bentleigh East | Brighton East | Carnegie | Caulfield South | McKinnon | Moorabbin | Murrumbeena | Ormond