

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 Negotiable
TO:	\$970,000	

Median sale price

Median price	\$1,160,000	Unit	x	Suburb or locality	Bentleigh East
Period - From	01/01/2018	to	31/03/2018	Source	PDOL

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.