



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

11/1126 North Road, BENTLEIGH EAST, 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$500,000

or range between

&

### Median sale price

Median price

\$750,000

Property type

House

Suburb

BENTLEIGH EAST, 3165

Period from

28/03/2017

to

31/07/2017

Source

RP Data

### Comparable property sale

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

Unit 10, 1366 Dandenong Road, HUGHESDALE, 3166 Victoria

\$375,000

10/06/2017

Unit 2, 5 Greville Street, HUNTINGDALE, 3166 Victoria

\$380,000

11/04/2017

Unit 14, 103 Atherton Road, OAKLEIGH, 3166 Victoria

\$417,000

08/03/2017