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House Offered for Sale

28 Matthews Road Bentleigh East VIC 3165

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,210,000

Median Sale Price

\$1,130,000 Houses in Bentleigh East between May 2016 - Apr 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



177 Bignell Road Bentleigh East VIC 3165 Sold Price **\$1,110,000** Sold Date **01-Mar-17**

3 1 4

Distance **0.3km**



76 Wingate Street Bentleigh East VIC 3165 Sold Price **\$1,205,000** Sold Date **29-Apr-17**

3 3 2

Distance **0.92km**



43 Vasey Street Bentleigh East VIC 3165 Sold Price **\$1,100,000** Sold Date **08-Apr-17**

3 1 2

Distance **0.75km**

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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 28 Matthews Road Bentleigh East VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,100,000 & \$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,130,000 *House *Unit Suburb Oakleigh

Period - From 05/2016 to 04/2017 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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. 177 Bignell Road Bentleigh East VIC 3165	\$1,110,000	01/03/2017
2. 43 Vasey Street Bentleigh East VIC 3165	\$1,100,000	08/04/2017
3. 76 Wingate Street Bentleigh East VIC 3165	\$1,205,000	29/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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