

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

Price range between \$1,470,000 & \$1,545,000

Median sale price

Median price \$1,120,000 | House x | Suburb or locality Bentleigh East
 Period - From Dec 2016 to January 2017 | Source RP Data

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	33A George street, Bentleigh East	\$1,485,000	11/03/2017
2	33B George Street, Bentleigh East	\$1,450,000	25/03/2017
3	11A Bewdley steet, Ormond	\$1,600,000	18/03/2017

- Please Note that this property is off the plan, and is indicative of Future NEW property pricing.