STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

617 Warrigal Road, Bentleigh East, VIC 3165

INDICATIVE SELLING PRICE

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

Range Between $1,050,000 & $1,150,000

MEDIAN SALE PRICE

Median price $1,250,000 | House | Bentleigh East (3165)

Period - From 30 March 2018 to 19 June 2018 | Source - REA

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
123 MACKIE ROAD, BENTLEIGH EAST VIC 3165	**$1,192,000**	**02/06/2018**
15 NIKI COURT, BENTLEIGH EAST VIC 3165	**$1,160,000**	**02/05/2018**
18 CAVALIER STREET, BENTLEIGH EAST VIC 3165	**$1,100,000**	**24/04/2018**