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## STATEMENT OF INFORMATION

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

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**231 East Boundary Road, Bentleigh East, VIC 3165**

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### INDICATIVE SELLING PRICE

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

**Range Between \$1,150,000 & \$1,265,000**

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### MEDIAN SALE PRICE

**Median price \$1,222,000 | House | Bentleigh East (3165)**

**Period - From 5 August 2017 to 5 December 2017 | Source - Pricefinder**

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### 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
<b>1/14 CLEMENTS ST, BENTLEIGH EAST VIC 3165</b>	<b>\$1,312,000</b>	<b>23/09/2017</b>
<b>102 MACKIE RD, BENTLEIGH EAST VIC 3165</b>	<b>\$1,085,000</b>	<b>18/11/2017</b>
<b>33 MCGUINNESS RD, BENTLEIGH EAST VIC 3165</b>	<b>\$1,111,000</b>	<b>09/09/2017</b>