Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	11 Matthews Road, Bentleigh East, VIC 3165

Indicative selling price

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

Single price		or range between	$1,020,000	& $1,070,000

Median sale price

Median price	$1,160,000	Property type	House	Suburb	BENTLEIGH EAST
Period - From	02/10/2019	to	02/04/2020	Source	CoreLogic

Comparable property sales

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 9 Haigh Street Bentleigh East	$1,000,000	25/03/2020
2 2 Noora Avenue Bentleigh East	$1,150,000	21/03/2020
3 18 Royena Road Moorabbin	$1,070,000	29/02/2020

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.~~

This Statement of Information was prepared on: 02/04/2020