

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 17-19 Loranne Street, Bentleigh 3204

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Car		Or range between	\$625,000.00		\$687,500.00
2 Bed, 2 Bath, 1 Car	\$689,000.00				
2 Bed, 2 Bath, 2 Car	\$699,000.00	Or range between			
2 Bed, 2 Bath, 2 Car	\$875,000.00	Or range between			
3 Bed, 2 Bath, 2 Car		Or range between	\$995,000.00		\$1,094,950.00

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$1,450,000.00 Suburb Bentleigh

Period - From 1 August 2017 To 13 August 2018 Source CoreLogic

### Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car (\$625,000.00 - \$687,500.00)	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

# THREE SIXTY°

PROPERTY GROUP

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit****Price****Date of sale**

2 Bed, 2 Bath, 1 Car (\$689,000.00)	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
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