

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 6/927A Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$1,203,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	2/711 South Rd BENTLEIGH EAST 3165	\$650,000	12/10/2024
2	5/689 Warrigal Rd BENTLEIGH EAST 3165	\$622,500	12/09/2024
3	3/28 Monash St BENTLEIGH EAST 3165	\$700,000	29/07/2024

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: 13/11/2024 11:25



Property Type: Unit

Comparable Properties



2/711 South Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit



5/689 Warrigal Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$622,500

Method: Private Sale

Date: 12/09/2024

Property Type: Unit



3/28 Monash St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$700,000

Method: Sold Before Auction

Date: 29/07/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604