

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

111/285-305 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$666,000 Property Type Unit Suburb Bentleigh

Period - From 31/01/2023 to 30/01/2024 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	1/7 Ormond Rd ORMOND 3204	\$620,000	02/01/2024
2	2/11 Claire St MCKINNON 3204	\$610,500	31/08/2023
3	3/332-338 Centre Rd BENTLEIGH 3204	\$599,000	15/08/2023

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:

31/01/2024 15:15



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

31/01/2023 - 30/01/2024: \$666,000

Comparable Properties



1/7 Ormond Rd ORMOND 3204 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 02/01/2024

Property Type: Apartment

Land Size: 117 sqm approx



2/11 Claire St MCKINNON 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$610,500

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment



3/332-338 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$599,000

Method: Private Sale

Date: 15/08/2023

Property Type: Unit

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480