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 betweer	\$590,000		&		\$630,000					
Median sale pr	rice									
Median price	\$666,000	Pro	operty Type	Unit			Suburb	Bentleigh		
Period - From	31/01/2023	to	30/01/2024		So	urce	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.

Add	dress 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







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)

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

601 1



Price: \$620.000 Method: Private Sale Date: 02/01/2024 Property Type: Apartment Land Size: 117 sqm approx Agent Comments



Price: \$610,500 Method: Private Sale Date: 31/08/2023 Property Type: Apartment

2



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



Agent Comments

Agent Comments

Price: \$599,000

Method: Private Sale Date: 15/08/2023 Property Type: Unit

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





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