#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

### Property offered for sale

| Address   121/80 | Centre Road, Bentleigh East Vic 3165 |
|------------------|--------------------------------------|
| ng suburb and    | •                                    |
| postcode         |                                      |
|                  |                                      |
| •                |                                      |

#### Indicative selling price

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

| Range between   | \$480,000 | & | \$515,000 |
|-----------------|-----------|---|-----------|
| Tidinge between | Ψ-100,000 | α | ψο το,οοο |

#### Median sale price

| Median price  | \$1,196,000 | Pro | perty Type Un | it |      | Suburb | Bentleigh East |
|---------------|-------------|-----|---------------|----|------|--------|----------------|
| Period - From | 01/10/2024  | to  | 31/12/2024    | 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.

#### Address of comparable property

| 1 | 203/801 Centre Rd BENTLEIGH EAST 3165 | \$475,000 | 16/11/2024 |
|---|---------------------------------------|-----------|------------|
| 2 | 201/665 Centre Rd BENTLEIGH EAST 3165 | \$520,000 | 09/10/2024 |
| 3 | 102/665 Centre Rd BENTLEIGH EAST 3165 | \$540,000 | 21/08/2024 |

#### 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: | 30/01/2025 10:00 |
|--|------------------|



Date of sale



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**Indicative Selling Price** \$480,000 - \$515,000 **Median Unit Price** December quarter 2024: \$1,196,000



Property Type: Apartment **Agent Comments** 

## Comparable Properties



203/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

2

**Agent Comments** 

Price: \$475,000 Method: Private Sale Date: 16/11/2024

Property Type: Apartment



201/665 Centre Rd BENTLEIGH EAST 3165 (VG)

2

Price: \$520,000

Method: Sale Date: 09/10/2024 Property Type: Strata Unit/Flat Agent Comments

**Agent Comments** 



102/665 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$540,000 Method: Private Sale Date: 21/08/2024

Property Type: Apartment Land Size: 573 sqm approx





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