

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

198 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2019

to 31/12/2019

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	34 Baird St BRIGHTON EAST 3187	\$2,100,000	23/09/2019
2	54 Mckinnon Rd MCKINNON 3204	\$2,050,000	30/08/2019
3	32 Campbell St BENTLEIGH 3204	\$2,005,000	26/10/2019

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:

29/02/2020 10:38



4 2 5

Property Type: House

Land Size: 1087 sqm approx

Agent Comments

'La Casa' 1930s 4 bedroom + study 2 bathroom gem on 1087sqm appx. of manicured gardens, enjoying 3 stunning flowing living areas (OFP) , quality timber/stone kitchen, an alfresco verandah, heated pool/spa; a circular drive with double carport + a 2nd carport with workshop.

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2019: \$1,416,000

Comparable Properties



34 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$2,100,000

Method: Private Sale

Date: 23/09/2019

Property Type: House

Land Size: 696 sqm approx



54 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

4 2 3

Price: \$2,050,000

Method: Private Sale

Date: 30/08/2019

Property Type: House

Land Size: 862 sqm approx



32 Campbell St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 1

Price: \$2,005,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 696 sqm approx