

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

11/801 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$1,196,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2024

to

31/12/2024

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	5/170 East Boundary Rd BENTLEIGH EAST 3165	\$550,000	04/12/2024
2	1/14 Laurel St BENTLEIGH EAST 3165	\$570,000	08/11/2024
3	1/51 Browns Rd BENTLEIGH EAST 3165	\$640,250	11/10/2024

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:

25/02/2025 16:26



Property Type: Apartment

Comparable Properties



5/170 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment

1/14 Laurel St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 08/11/2024
Property Type: Strata Unit/Flat



1/51 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$640,250
Method: Sold Before Auction
Date: 11/10/2024
Property Type: Apartment

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