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

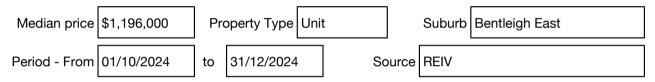
11/801 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$595,000

Median sale price



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.

Ad	dress 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





Kosta Mesaritis



Property Type: Apartment

9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$595,000 Median Unit Price December quarter 2024: \$1,196,000

Comparable Properties



5/170 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments (REI/VG) 2 1 2 Price: \$550,000 Method: Private Sale Date: 04/12/2024 Property Type: Apartment 1/14 Laurel St BENTLEIGH EAST 3165 (VG) Agent Comments 2 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 1 2 2 Price: \$640,250 Method: Sold Before Auction Date: 11/10/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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