

# 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 208/322-328A CENTRE ROAD, BENTLEIGH VIC3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price: \$595,000

### Median sale price

Median price \$616,000 Property type UNIT Suburb BENTLEIGH VIC 3204  
Period - From 01/11/2019 to 01/11/2020 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

113/25 NICHOLSON STREET, BENTLEIGH VIC 3204	15/08/2020	\$600,000
107/8 BLAIR STREET, BENTLEIGH VIC 3204	10/07/2020	\$610,000
305/8 BLAIR STREET, BENTLEIGH VIC 3204	07/11/2020	\$595,000

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

1<sup>st</sup> DEC 2020