

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

2/616-618 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$629,000 Property Type Unit Suburb Bentleigh

Period - From 13/12/2021 to 12/12/2022 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.

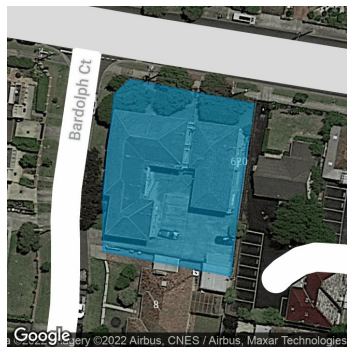
	Address of comparable property	Price	Date of sale
1	2/6 Brentwood St BENTLEIGH 3204	\$465,000	20/10/2022
2	8/148 Tucker Rd BENTLEIGH 3204	\$437,500	25/08/2022
3	9/7-9 South Av BENTLEIGH 3204	\$433,000	11/10/2022

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: 13/12/2022 15:35

2/616-618 Centre Road, Bentleigh Vic 3204



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

13/12/2021 - 12/12/2022: \$629,000

Comparable Properties



2/6 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 20/10/2022
Property Type: Apartment



8/148 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$437,500
Method: Sold After Auction
Date: 25/08/2022
Property Type: Apartment



9/7-9 South Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$433,000
Method: Private Sale
Date: 11/10/2022
Property Type: Apartment

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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