

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

220/801 CENTRE ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,081,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

103/14 LAUREL STREET BENTLEIGH EAST VIC 3165	\$499,000	09-Oct-24
3/36-38 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$485,000	26-Jan-24
103/633 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$520,000	23-May-24

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 6 months.~~

This Statement of Information was prepared on: 16 January 2025



**103/14 LAUREL STREET
 BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$499,000** Sold Date **09-Oct-24**

Distance **0.2km**



**3/36-38 ELIZABETH STREET
 BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$485,000** Sold Date **26-Jan-24**

Distance **0.54km**



**103/633 CENTRE ROAD
 BENTLEIGH EAST VIC 3165**

 2  1  1

Sold Price **\$520,000** Sold Date **23-May-24**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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