

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

108/730a Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Bentleigh East

Period - From 07/10/2021

to

06/10/2022

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	204/817 Centre Rd BENTLEIGH EAST 3165	\$500,000	17/08/2022
2	108/23 Bent St BENTLEIGH 3204	\$490,000	20/07/2022
3	206/801 Centre Rd BENTLEIGH EAST 3165	\$490,000	16/07/2022

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:

07/10/2022 08:41



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

07/10/2021 - 06/10/2022: \$720,000

Comparable Properties

204/817 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

 2  -  -

Price: \$500,000

Method: Sale

Date: 17/08/2022

Property Type: Strata Unit/Flat



108/23 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 20/07/2022

Property Type: Apartment



206/801 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 2  2  2

Price: \$490,000

Method: Private Sale

Date: 16/07/2022

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000