

# 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

7/675 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$630,000 & \$670,000

### Median sale price

Median price \$1,112,500 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2020 to 31/12/2020 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	1/19 Gray St BENTLEIGH EAST 3165	\$700,000	08/11/2020
2	5/16 Argyle St BENTLEIGH EAST 3165	\$695,000	12/12/2020
3	2/45 East Boundary Rd BENTLEIGH EAST 3165	\$665,000	19/11/2020

**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:

25/01/2021 09:56



3 1 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/19 Gray St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

3 1 2

**Price:** \$700,000

**Method:** Sold Before Auction

**Date:** 08/11/2020

**Property Type:** Apartment



**5/16 Argyle St BENTLEIGH EAST 3165 (REI)** Agent Comments

2 1 1

**Price:** \$695,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit



**2/45 East Boundary Rd BENTLEIGH EAST 3165 (VG)** Agent Comments

2 - -

**Price:** \$665,000

**Method:** Sale

**Date:** 19/11/2020

**Property Type:** Flat/Unit/Apartment (Res)