

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

1/557 Centre Road Bentleigh VIC 3204

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/35 Elizabeth Street Bentleigh East VIC 3165	\$765,000	06-Jul-19
2A Fairbank Road Bentleigh VIC 3204	\$779,000	17-Aug-19

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 September 2019



2/35 Elizabeth Street Bentleigh East VIC 3165

 3  1  2

Sold Price **\$765,000** Sold Date **06-Jul-19**

Distance **0.58km**



2A Fairbank Road Bentleigh VIC 3204

 3  2  1

Sold Price **\$779,000** Sold Date **17-Aug-19**

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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