

# 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

130/801 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 \$525,000 & \$550,000

### Median sale price

Median price \$1,180,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2020 to 30/09/2021 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	220/801 Centre Rd BENTLEIGH EAST 3165	\$545,000	25/02/2021
2	124/801 Centre Rd BENTLEIGH EAST 3165	\$520,800	21/05/2021
3			

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: 15/10/2021 09:48



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$525,000 - \$550,000

**Median Unit Price**

Year ending September 2021: \$1,180,000

## Comparable Properties

**220/801 Centre Rd BENTLEIGH EAST 3165 (VG)**

**Agent Comments**

2   -   -

**Price:** \$545,000

**Method:** Sale

**Date:** 25/02/2021

**Property Type:** Strata Unit/Flat

**124/801 Centre Rd BENTLEIGH EAST 3165 (VG)**

**Agent Comments**

1   -   -

**Price:** \$520,800

**Method:** Sale

**Date:** 21/05/2021

**Property Type:** Strata Unit/Flat

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.

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604