# 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									
Range betweer	n \$525,000		&		\$550,000				
Median sale price									
Median price	\$1,180,000	Pro	operty Type	Unit			Suburb	Bentleigh East	
Period - From	01/10/2020	to	30/09/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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









**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
Price: \$545,000 Method: Sale Date: 25/02/2021 Property Type: Strata Unit/Flat	
124/801 Centre Rd BENTLEIGH EAST 3165 (VG) 1 1 1	Agent Comments
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.

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