

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

405/730A Centre Road Bentleigh East VIC 3165

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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Mar 2019

to

29 Feb 2020

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

102/77 Mitchell Street Bentleigh VIC 3204	\$585,888	27-Feb-20
104/77 Mitchell Street Bentleigh VIC 3204	\$595,000	29-Feb-20
109/22 Bent Street Bentleigh VIC 3204	\$576,000	19-Dec-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: 21 March 2020



102/77 Mitchell Street Bentleigh VIC 3204

 2  1  1

Sold Price

^{RS} **\$585,888** Sold Date **27-Feb-20**

Distance **1.8km**



104/77 Mitchell Street Bentleigh VIC 3204

 2  2  1

Sold Price

^{RS} **\$595,000** Sold Date **29-Feb-20**

Distance **1.8km**



109/22 Bent Street Bentleigh VIC 3204

 2  2  1

Sold Price

\$576,000 Sold Date **19-Dec-19**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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