

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

762 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,167,000

*House

X

*Unit

Suburb

Bentleigh East

Period-from

01 Jun 2018

to

31 May 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

9 David Street Bentleigh East VIC 3165	\$975,500	17-May-19
59 Latham Street Bentleigh East VIC 3165	\$1,035,000	30-Mar-19
334 Chesterville Road Bentleigh East VIC 3165	\$959,000	06-Jun-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.~~

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9 David Street Bentleigh East VIC 3165

 3  1  1

Sold Price

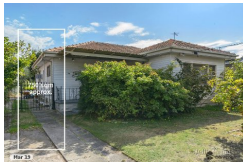
^{RS} **\$975,500**

Sold Date

17-May-19

Distance

1.08km



59 Latham Street Bentleigh East VIC 3165

 3  1  1

Sold Price

^{RS} **\$1,035,000** ^{UN}

Sold Date

30-Mar-19

Distance

1.24km



334 Chesterville Road Bentleigh East VIC 3165

 3  1  1

Sold Price

^{RS} **\$959,000**

Sold Date

06-Jun-19

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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