

# 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

584 Centre Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,880,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2022

to 31/03/2022

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	539 Centre Rd BENTLEIGH 3204	\$1,680,000	18/02/2022
2	2 Halley Ct BENTLEIGH 3204	\$1,625,000	23/03/2022
3	18 Harding St BENTLEIGH 3204	\$1,580,000	30/01/2022

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:

06/05/2022 14:59

584 Centre Road, Bentleigh Vic 3204

**Jellis  
Craig**

Andrew Panagopoulos

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

March quarter 2022: \$1,880,000



 4  2  4

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 583 sqm approx

Agent Comments

## Comparable Properties

539 Centre Rd BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

**Price:** \$1,680,000

**Method:** Sale

**Date:** 18/02/2022

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



2 Halley Ct BENTLEIGH 3204 (REI)

Agent Comments

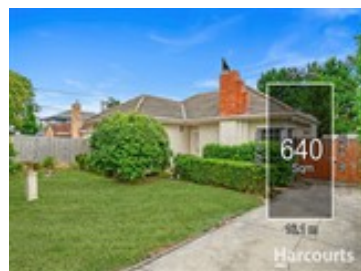
 4  3  4

**Price:** \$1,625,000

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** House



18 Harding St BENTLEIGH 3204 (VG)

Agent Comments

 3  -  -

**Price:** \$1,580,000

**Method:** Sale

**Date:** 30/01/2022

**Property Type:** House (Res)

**Land Size:** 637 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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