

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

206/817 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2023

to

31 Mar 2024

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

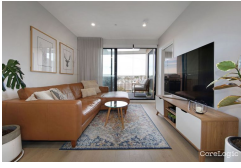
Date of sale

206/801 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$491,000	09-Dec-23
101/16 MALANE STREET BENTLEIGH EAST VIC 3165	\$540,000	21-Nov-23
305/669 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$510,000	05-Nov-23

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: 15 April 2024

**206/801 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

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Sold Price **\$491,000** Sold Date **09-Dec-23**Distance **0.1km****101/16 MALANE STREET
BENTLEIGH EAST VIC 3165**

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Sold Price **\$540,000** Sold Date **21-Nov-23**Distance **0.62km****305/669 CENTRE ROAD
BENTLEIGH EAST VIC 3165**

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Sold Price **\$510,000** Sold Date **05-Nov-23**Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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