

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

203/801 Centre Road, Bentleigh East Vic 3165
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$440,000

 &

\$480,000

Median sale price

Median price

\$1,235,000

 Property Type

Unit

 Suburb

Bentleigh East

Period - From

01/10/2023

 to

30/09/2024

 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	104/633 Centre Rd BENTLEIGH EAST 3165	\$462,000	05/10/2024
2	5/6 Brentwood St BENTLEIGH 3204	\$460,000	18/09/2024
3	8/6 Brentwood St BENTLEIGH 3204	\$450,000	24/08/2024

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:

12/11/2024 15:58

203/801 Centre Road, Bentleigh East Vic 3165

Amanda Harrison
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0402 128 801
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 2  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
Year ending September 2024: \$1,235,000

Comparable Properties



104/633 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  1  1

Price: \$462,000

Method: Private Sale

Date: 05/10/2024

Property Type: Apartment



5/6 Brentwood St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Sold Before Auction

Date: 18/09/2024

Property Type: Apartment



8/6 Brentwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Apartment

Account - Jellis Craig



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