

## 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

2/503 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 \$1,050,000

&

\$1,150,000

#### Median sale price\*

Median price \$1,402,000

House

X

Unit

Suburb Bentleigh

Period - From 27/04/2019

to

23/07/2019

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	52a Robert St BENTLEIGH 3204	\$1,140,000	18/05/2019
2	2/14 Longview Av BENTLEIGH EAST 3165	\$1,080,000	27/04/2019
3	35a Paschal St BENTLEIGH 3204	\$1,065,000	04/05/2019

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.

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of REIV residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



3   
 2   
 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price \***

27/04/2019 - 23/07/2019: \$1,402,000

\* Agent calculated median based on REIV sales

## Comparable Properties



**52a Robert St BENTLEIGH 3204 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 18/05/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 363 sqm approx



**2/14 Longview Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4   
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 2

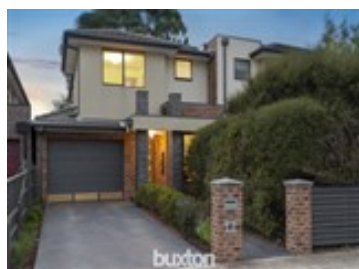
**Price:** \$1,080,000

**Method:** Auction Sale

**Date:** 27/04/2019

**Rooms:** -

**Property Type:** Townhouse (Res)



**35a Paschal St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 315 sqm approx