

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

894 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jan 2019

to

31 Dec 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

87 Victor Road Bentleigh East VIC 3165	\$1,152,250	20-Nov-19
34 Mackie Road Bentleigh East VIC 3165	\$1,160,000	15-Oct-19
48 Mackie Road Bentleigh East VIC 3165	\$1,185,000	13-Jan-20

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: 29 January 2020



87 Victor Road Bentleigh East VIC 3165

Sold Price

\$1,152,250

Sold Date

20-Nov-19

3 1 2

Distance

0.29km



34 Mackie Road Bentleigh East VIC 3165

Sold Price

\$1,160,000

Sold Date

15-Oct-19

3 1 1

Distance

0.48km



48 Mackie Road Bentleigh East VIC 3165

Sold Price

\$1,185,000

Sold Date

13-Jan-20

1 1 -

Distance

0.58km

Notes from your agent

Sold for \$1,185,000 13-Jan-2020

RS = Recent sale

UN = Undisclosed Sale

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