

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

204/1 MACKIE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2022

to

31 Oct 2023

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

201/1 MACKIE ROAD BENTLEIGH EAST VIC 3165	\$460,000	06-Jun-23
6/1 OMEO COURT BENTLEIGH EAST VIC 3165	\$465,000	23-Sep-23
216/801 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$460,000	05-Sep-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: 09 November 2023


**201/1 MACKIE ROAD BENTLEIGH
EAST VIC 3165**

Sold Price

\$460,000

Sold Date

06-Jun-23


2



1



1

Distance

0km

**6/1 OMEO COURT BENTLEIGH
EAST VIC 3165**

Sold Price

^{RS}
\$465,000

Sold Date

23-Sep-23


2



1



1

Distance

1.17km

**216/801 CENTRE ROAD BENTLEIGH
EAST VIC 3165**

Sold Price

\$460,000

Sold Date

05-Sep-23


2



1



1

Distance

1.17km
RS = Recent sale

UN = Undisclosed Sale

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