

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

1/898 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,087,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2022

to 31/03/2022

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 Mackie Rd BENTLEIGH EAST 3165	\$1,230,000	13/03/2022
2	34 Victor Rd BENTLEIGH EAST 3165	\$1,100,000	19/02/2022
3	767 South Rd BENTLEIGH EAST 3165	\$1,075,000	13/01/2022

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:

24/05/2022 12:27

1/898 Centre Road, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

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

Median Unit Price

March quarter 2022: \$1,087,500



3 2 2

Property Type: Townhouse

Agent Comments

Peaceful and private behind a high fence, this superbly built three bedroom plus study, two and a half bathroom street front town residence laps up the sunshine with style, featuring a north facing living and dining area, state of the art stone kitchen (Westinghouse appliances, ample storage), bi-fold doors to a covered alfresco area with mod-grass courtyard, solid timber floors, ducted heating, evaporative cooling, security, speakers, double glazing and a double auto garage.

Comparable Properties



**52a Mackie Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,230,000

Method: Private Sale

Date: 13/03/2022

Property Type: Townhouse (Single)



34 Victor Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 239 sqm approx



**767 South Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,075,000

Method: Private Sale

Date: 13/01/2022

Property Type: Townhouse (Single)

Land Size: 286 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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