

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

5/270 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$659,500

Property Type

Unit

Suburb

Bentleigh

Period - From

08/02/2021

to

07/02/2022

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	3/25 Vickery St BENTLEIGH 3204	\$505,000	01/10/2021
2	2/74 Bendigo Av BENTLEIGH 3204	\$499,000	17/01/2022
3	107/23 Bent St BENTLEIGH 3204	\$495,000	17/12/2021

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:

08/02/2022 14:10



Property Type:
Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

08/02/2021 - 07/02/2022: \$659,500

Comparable Properties

3/25 Vickery St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 01/10/2021

Property Type: Strata Unit/Flat



2/74 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$499,000

Method: Private Sale

Date: 17/01/2022

Property Type: Apartment



107/23 Bent St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 17/12/2021

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200