

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

550a Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$770,000

&

\$800,000

Median sale price

Median price

\$821,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2019

to

30/06/2020

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	20 Fitzroy St BENTLEIGH 3204	\$855,000	14/06/2020
2	4/47 Wards Gr BENTLEIGH EAST 3165	\$845,000	30/06/2020
3	4/46 Hill St BENTLEIGH EAST 3204	\$744,000	30/05/2020

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:

04/08/2020 15:07



2
 2
 1

Rooms: 2

Property Type: Strata Unit/Flat

Land Size: 130 sqm approx

Indicative Selling Price

\$770,000 - \$800,000

Median Unit Price

Year ending June 2020: \$821,500

Agent Comments

Luxury neutral tones set the stage for this beautiful 2 bedroom 2.5 bathroom street front town residence. In this boutique group of quality homes, this private, sun filled abode spans over 3 levels and enjoys a secure north facing entrance courtyard with a deck leading from the inviting living room, a quality stone kitchen (Blanco appliances) overlooking the TV/meals area and into the rear alfresco courtyard; 2 fabulous bedrooms upstairs with vaulted ceilings & BIRs, travertine look bathrooms (ensuite), European laundry, powder room (3rd toilet) and access to the oversized basement garage. Perfect for those who are too busy to maintain gardens but want the security and feeling of outdoor space around you, complete with solid timber floorboards, R/C air conditioning, ducted vacuum and an alarm. Whip up to

Comparable Properties



20 Fitzroy St BENTLEIGH 3204 (REI/VG)

Agent Comments

2
 1
 2

Price: \$855,000

Method: Private Sale

Date: 14/06/2020

Property Type: Townhouse (Single)



4/47 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

2
 2
 1

Price: \$845,000

Method: Private Sale

Date: 30/06/2020

Property Type: Townhouse (Single)



4/46 Hill St BENTLEIGH EAST 3204 (REI)

Agent Comments

 2  1  1

Price: \$744,000

Method: Auction Sale

Date: 30/05/2020

Rooms: 3

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.