

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 302/277-297 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2024

to 30/06/2024

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	6/15 Vickery St BENTLEIGH 3204	\$625,000	02/09/2024
2	202/193 Mckinnon Rd MCKINNON 3204	\$645,000	31/07/2024
3	201/650 Centre Rd BENTLEIGH EAST 3165	\$640,000	22/06/2024

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:

09/09/2024 13:24

Marshall Rushford
03 8532 5200
0418 396 981

marshall.rushford@belleproperty.com

Indicative Selling Price

\$645,000

Median Unit Price

June quarter 2024: \$850,000



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



6/15 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Private Sale

Date: 02/09/2024

Property Type: Apartment



202/193 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 2 1

Price: \$645,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: Unit



201/650 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018