## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 892 Centre Road, Bentleigh East Vic 3165

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,190,000		&		\$1,250,000					
Median sale p	rice									
Median price	\$1,255,000	Pro	operty Type	Unit			Suburb	Bentleigh East		
Period - From	01/01/2021	to	31/12/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	729 Warrigal Rd BENTLEIGH EAST 3165	\$1,211,011	07/10/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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:

11/02/2022 15:02









Property Type: House Land Size: 627 sqm approx Agent Comments

**Indicative Selling Price** \$1,190,000 - \$1,250,000 **Median Unit Price** Year ending December 2021: \$1,255,000

# **Comparable Properties**



729 Warrigal Rd BENTLEIGH EAST 3165 Agent Comments (REI/VG) 2 2 Price: \$1,211,011 Method: Sold Before Auction Date: 07/10/2021

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.

Property Type: House (Res) Land Size: 760 sqm approx

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173





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