

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

901 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$920,000

&

\$980,000

Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	957 Centre Rd BENTLEIGH EAST 3165	\$1,039,888	23/09/2019
2	40 Paloma St BENTLEIGH EAST 3165	\$1,030,000	23/07/2019
3	893 Centre Rd BENTLEIGH EAST 3165	\$919,500	18/08/2019

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:

20/11/2019 10:16

**Rooms:** 5**Property Type:** House (Res)**Land Size:** 658 sqm approx

Agent Comments

c1957 3 bedroom brick home with a huge 18.6 m approx. frontage. Renovate, extend, rebuild or redevelop (STCA) on 658 sqm approx. as this excellent investment is securely let until 03/2020, featuring generous living & dining, retro kitchen, 3 large bedrooms (2 - BIRs), timeless spa bathroom and laundry (2nd toilet). Full of light, complete with ducted heating, evap cooling, alarm, garage & a huge north facing rear garden. Coatesville PS zone, between Mackie Rd cafes & Centre Rd shops, walk to bus, St James College and parks.

Comparable Properties

**957 Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

**Price:** \$1,039,888**Method:** Private Sale**Date:** 23/09/2019**Rooms:** 4**Property Type:** House**40 Paloma St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

**Price:** \$1,030,000**Method:** Sold Before Auction**Date:** 23/07/2019**Property Type:** House (Res)**Land Size:** 653 sqm approx**893 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

**Price:** \$919,500**Method:** Auction Sale**Date:** 18/08/2019**Property Type:** House (Res)**Land Size:** 599 sqm approx