

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 504/801 Centre Road, Bentleigh East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$549,500 or range between &

Median sale price

Median price \$1,088,000 Property type Unit Suburb Bentleigh East

Period - From 01/01/2022 to 31/03/2022 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
9/675 Centre Road, Bentleigh East	\$525,000	26/5/22
5/36 Elizabeth Street, Bentleigh East	\$515,000	23/5/22
6/85 Mitchell Street, Bentleigh	\$570,000	23/02/22

This Statement of Information was prepared on: 17/07/2022