

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

785 CENTRE ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single Price

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,506,000

Property type

Commercial

Suburb

Bentleigh East

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

3/5 KINWAL COURT MOORABBIN VIC 3189	\$2,500,000	07-Apr-22
256 CENTRE ROAD BENTLEIGH VIC 3204	\$1,330,000	30-Mar-22
220 CHESTERVILLE ROAD MOORABBIN VIC 3189	\$2,407,000	25-Feb-22

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 6 months.

This Statement of Information was prepared on: 30 May 2022

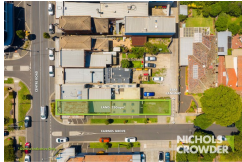


**3/5 KINWAL COURT MOORABBIN
VIC 3189**

Sold Price ^{RS} **\$2,500,000** ^{UN} Sold Date **07-Apr-22**

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Distance **2.6km**



**256 CENTRE ROAD BENTLEIGH
VIC 3204**

Sold Price ^{RS} **\$1,330,000** ^{UN} Sold Date **30-Mar-22**

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Distance **2.44km**



**220 CHESTERVILLE ROAD
MOORABBIN VIC 3189**

Sold Price ^{RS} **\$2,407,000** ^{UN} Sold Date **25-Feb-22**

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Distance **2.65km**

RS = Recent sale **UN** = Undisclosed Sale

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