

# 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

216/801 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$470,000

### Median sale price

Median price \$1,200,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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 | 123/801 Centre Rd BENTLEIGH EAST 3165      | \$490,000 | 11/04/2023   |
| 2 | 15/76 East Boundary Rd BENTLEIGH EAST 3165 | \$480,000 | 23/02/2023   |
| 3 | 108/801 Centre Rd BENTLEIGH EAST 3165      | \$470,000 | 31/05/2023   |

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:

26/07/2023 13:22



2   1   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$430,000 - \$470,000

**Median Unit Price**

June quarter 2023: \$1,200,000

## Comparable Properties



**123/801 Centre Rd BENTLEIGH EAST 3165  
(REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 11/04/2023

**Property Type:** Apartment



**15/76 East Boundary Rd BENTLEIGH EAST  
3165 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$480,000

**Method:** Sold Before Auction

**Date:** 23/02/2023

**Property Type:** Unit



**108/801 Centre Rd BENTLEIGH EAST 3165  
(REI)**

**Agent Comments**

2   2   1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 31/05/2023

**Property Type:** Apartment