

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

202/270 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$943,500

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2023

to 30/06/2024

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	8/7-9 South Av BENTLEIGH 3204	\$471,000	23/08/2024
2	2/142 Mckinnon Rd MCKINNON 3204	\$460,000	21/08/2024
3	105/11 Central Av MOORABBIN 3189	\$470,000	04/04/2024

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:

10/09/2024 15:59



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

Year ending June 2024: \$943,500

Comparable Properties



8/7-9 South Av BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$471,000

Method: Private Sale

Date: 23/08/2024

Property Type: Apartment



2/142 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 21/08/2024

Property Type: Apartment



105/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

2 2 1

Price: \$470,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200