

Statement of Information

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 | 202/817-819 Centre Road Bentleigh East, 3165 |
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Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$360,000 & \$385,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|----------------|
| Median price | \$1,127,500 | Property Type | UNIT | Suburb | BENTLEIGH EAST |
| Period - From | 01-Jan-2023 | to | 31-Dec-2023 | Source | Corelogic |

Comparable property sales

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 | 3/5-7 Clarence Street, Bentleigh East VIC 3165 | \$380,000 | 20-Oct-2023 |
| 2 | 104/170 East Boundary Road, Bentleigh East VIC 3165 | \$380,000 | 15-Nov-2023 |
| 3 | 309/24 Becket Avenue, Bentleigh East VIC 3165 | \$399,000 | 23-Oct-2023 |

This statement of information was prepared on 19-Nov-2024 at 11:10:41 AM AEDT