

## 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

893 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

\$780,000

&amp;

\$840,000

**Median sale price**

Median price

\$990,500

House

X

Unit

Suburb

Bentleigh East

Period - From

01/01/2019

to

31/03/2019

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	399 Chesterville Rd BENTLEIGH EAST 3165	\$875,000	14/04/2019
2	1 Claude St BENTLEIGH EAST 3165	\$850,000	03/04/2019
3	3 Celia St BENTLEIGH EAST 3165	\$840,000	22/05/2019

**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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 598 sqm approx

Agent Comments

## Comparable Properties



**399 Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 14/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 595 sqm approx



**1 Claude St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 03/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 585 sqm approx



**3 Celia St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$840,000

**Method:** Private Sale

**Date:** 22/05/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 585 sqm approx