

# 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

4/205 Centre Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$880,500

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2022

to

31/03/2023

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 | 1/1 Marion St BENTLEIGH 3204   | \$926,000 | 22/04/2023   |
| 2 | 2/34 Hall St MCKINNON 3204     | \$860,000 | 22/12/2022   |
| 3 | 1/9 Blair St BENTLEIGH 3204    | \$835,000 | 18/02/2023   |

**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:

19/05/2023 15:27

4/205 Centre Road, Bentleigh Vic 3204

**Jellis  
Craig**

Kon Galitos

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0414 902 680

kongalitos@jellisrcraig.com.au

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

Year ending March 2023: \$880,500



2 2 1

**Rooms:** 4

**Property Type:** Villa

**Agent Comments**

## Comparable Properties



**1/1 Marion St BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$926,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Unit



**2/34 Hall St MCKINNON 3204 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 22/12/2022

**Property Type:** Unit



**1/9 Blair St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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