

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

197 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,450,000

&

\$1,520,000

Median sale price

Median price

\$1,830,000

Property Type

House

Suburb

Bentleigh

Period - From

01/01/2023

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 | 675 Hawthorn Rd BRIGHTON EAST 3187 | \$1,575,000 | 08/03/2023 |
| 2 | 585 Nepean Hwy BRIGHTON EAST 3187 | \$1,551,000 | 06/05/2023 |
| 3 | 25 Mitchell St BENTLEIGH 3204 | \$1,540,000 | 22/11/2022 |

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:

15/05/2023 10:25

197 Centre Road, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,520,000

Median House Price

March quarter 2023: \$1,830,000



 3  1  2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



675 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,575,000

Method: Sold Before Auction

Date: 08/03/2023

Property Type: House (Res)



585 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

 3  1  2

Price: \$1,551,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 619 sqm approx



25 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,540,000

Method: Sold Before Auction

Date: 22/11/2022

Property Type: House (Res)

Land Size: 568 sqm approx

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



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