

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

404/730a Centre Road, Bentleigh East Victoria 3165

## Indicative selling price

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

Range between \$400,000 & \$440,000

## Median sale price

Median price \$661,000 Property type Unit Suburb Bentleigh

Period - From 15/08/2022 to 14/08/2023 Source REIV

## 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
108/801 Centre Rd BENTLEIGH EAST 3165	\$470,000	31/05/2023
19/76 East Boundary Rd BENTLEIGH EAST 3165	\$467,500	16/05/2023
104/1 Mackie Rd BENTLEIGH EAST 3165	\$450,000	19/05/2023

This Statement of Information was prepared on: 17/08/2023