

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address Including suburb and postcode	882 Centre Road, Bentleigh East Vic 3165				
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Indicative selling price

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

Range between	\$880,000	&	\$968,000
		i l	

Median sale price

Median price	\$1,150,000	Ηοι	ıse X	Unit		Sı	uburb	Bentleigh East
Period - From	01/07/2018	to	30/09/2018		Source	REIV		

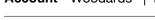
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	8 York St BENTLEIGH EAST 3165	\$910,000	20/10/2018
2	802 Centre Rd BENTLEIGH EAST 3165	\$868,000	28/07/2018
3	15 Thornton St BENTLEIGH EAST 3165		19/10/2018

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.









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Rooms:

Property Type: House Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$968,000 **Median House Price** September quarter 2018: \$1,150,000

Comparable Properties



8 York St BENTLEIGH EAST 3165 (REI)

-2





Price: \$910.000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: House (Res)

Agent Comments



802 Centre Rd BENTLEIGH EAST 3165

(REI/VG)

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Price: \$868,000 Method: Auction Sale Date: 28/07/2018

Rooms: -

Property Type: House (Res) Land Size: 580 sqm approx **Agent Comments**



15 Thornton St BENTLEIGH EAST 3165 (REI)

-3





Price:

Method: Private Sale Date: 19/10/2018

Rooms: -

Property Type: House

Agent Comments

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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