

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

882 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

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

Median sale price

Median price \$1,150,000 House X Unit Suburb 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.

	Address 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.



 4  1  4

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)

Agent Comments

 2  2  -

Price: \$910,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: House (Res)



802 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  1

Price: \$868,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx



15 Thornton St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price:
Method: Private Sale
Date: 19/10/2018
Rooms: -
Property Type: House