

# 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

127/801 Centre Road, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$382,000 & \$420,000

### Median sale price

Median price \$1,182,500 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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	115/801 Centre Rd BENTLEIGH EAST 3165	\$405,000	21/09/2020
2	20/801 Centre Rd BENTLEIGH EAST 3165	\$404,000	26/11/2020
3	311/24 Becket Av BENTLEIGH EAST 3165	\$401,000	19/12/2020

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:

13/01/2021 11:40

**Property Type:** Strata Unit/Flat**Agent Comments**

Enjoy city glimpses from this customized 1 bedroom 1st floor security apartment in this luxury new 'Centrepiece Residences' building. Purpose built for the current owners, this near new pad is homely in its design, featuring a stunning stone kitchen with white wash timber look cabinetry, marble look stone benchtops and splashbacks and a suite of Smeg appliances including microwave; a west-facing living and dining room with a study nook opening onto a \_\_sqm approx. balcony terrace enjoys leafy views with the city glimpses beyond; a double bedroom with fitted WIR, vogue semi ensuite and a European laundry. Communal facilities include a residential lounge, gym (opposite the apartment), dual lift access and a building manager, while this unique abode is appointed with R/C air conditioning, engineered timber floors, double blinds, double glazing, secure basement parking and a large storage cage. In the heart of Bentleigh East, surrounded by all your favourite local cafes, restaurants and even the pub, walk to IGA supermarket, GESAC, Bailey Reserve and buses in all directions.

**Indicative Selling Price**

\$382,000 - \$420,000

**Median Unit Price**

September quarter 2020: \$1,182,500

## Comparable Properties

**115/801 Centre Rd BENTLEIGH EAST 3165  
(VG)**
**Agent Comments****Price:** \$405,000**Method:** Sale**Date:** 21/09/2020**Property Type:** Strata Unit/Flat
**20/801 Centre Rd BENTLEIGH EAST 3165  
(REI)**
**Agent Comments****Price:** \$404,000**Method:** Private Sale**Date:** 26/11/2020**Property Type:** Apartment



311/24 Becket Av BENTLEIGH EAST 3165  
(REI)

Agent Comments

 1  1  1

**Price:** \$401,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.