

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

9/332-338 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2020 to 31/12/2020 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	104/495 South Rd BENTLEIGH 3204	\$520,000	11/11/2020
2	207/669 Centre Rd BENTLEIGH EAST 3165	\$515,000	17/12/2020
3	105/8 Railway Cr BENTLEIGH 3204	\$490,000	17/08/2020

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:

16/02/2021 10:35



Property Type: Apartment

Agent Comments

Comparable Properties



104/495 South Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 11/11/2020

Property Type: Apartment



207/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 17/12/2020

Property Type: Apartment



105/8 Railway Cr BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 17/08/2020

Property Type: Apartment