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 betweer	\$480,000		&		\$520,000					
Median sale pi	rice									
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Bentleigh		
Period - From	01/10/2020	to	31/12/2020		So	urce	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	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



9/332-338 Centre Road, Bentleigh Vic 3204



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

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Property Type: Apartment Agent Comments

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** December quarter 2020: \$850,000

Comparable Properties



104/495 South Rd BENTLEIGH 3204 (REI)



Price: \$520,000 Method: Private Sale Date: 11/11/2020 Property Type: Apartment Agent Comments



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

Account - Jellis Craig | P: 03 9194 1200



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.