

# 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

1/987 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$1,547,500 Property Type House Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	894 Centre Rd BENTLEIGH EAST 3165	\$1,100,000	01/11/2021
2	1/26 Francesco St BENTLEIGH EAST 3165	\$1,060,000	24/06/2021
3	1/56 Goodrich St BENTLEIGH EAST 3165	\$950,000	13/08/2021

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:

09/11/2021 12:24

1/987 Centre Road, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

September quarter 2021: \$1,547,500



3 2 2

**Property Type:** House

Agent Comments

Beautifully renovated 3 bedroom 2 bathroom cream brick haven featuring stylish living (study nook), light filled dining, sleek kitchen (stainless steel appliances), a big main bedroom (BIRs & sublime ensuite), gorgeous north-facing courtyard, Tas Oak floors, hydronic heating, evap cooling, high-end fittings & abundant parking. Walk to Coatesville Primary School & cafes.

## Comparable Properties



**894 Centre Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 1

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 01/11/2021

**Property Type:** House



**1/26 Francesco St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 24/06/2021

**Property Type:** House



**1/56 Goodrich St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 13/08/2021

**Property Type:** Unit

**Land Size:** 324 sqm approx

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



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