

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

123/801 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$632,500 Property Type Unit Suburb Bentleigh East

Period - From 23/01/2024 to 22/01/2025 Source Property Data

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	22/76 East Boundary Rd BENTLEIGH EAST 3165	\$516,000	14/10/2024
2	103/14 Laurel St BENTLEIGH EAST 3165	\$499,000	09/10/2024
3	201/665 Centre Rd BENTLEIGH EAST 3165	\$520,000	09/10/2024

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:

23/01/2025 10:31



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

23/01/2024 - 22/01/2025: \$632,500

Comparable Properties



22/76 East Boundary Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

2 - -

Price: \$516,000

Method: Sale

Date: 14/10/2024

Property Type: Strata Unit/Flat



103/14 Laurel St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$499,000

Method: Sold Before Auction

Date: 09/10/2024

Property Type: Apartment



201/665 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

2 - -

Price: \$520,000

Method: Sale

Date: 09/10/2024

Property Type: Strata Unit/Flat

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