

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

113/801 CENTRE ROAD BENTLEIGH EAST VIC 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

2/1083-1089 GLEN HUNTLY ROAD GLEN HUNTLY VIC 3163	\$366,000	01-Sep-23
5/24 LILLIMUR ROAD ORMOND VIC 3204	\$355,000	24-Aug-23
12/40 WOORAYL STREET CARNEGIE VIC 3163	\$372,500	27-Sep-23

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 6 months.

This Statement of Information was prepared on: 13 November 2023



**2/1083-1089 GLEN HUNTLY ROAD
GLEN HUNTLY VIC 3163**

Sold Price

\$366,000

Sold Date

01-Sep-23

1

1

1

Distance

4.01km



**5/24 LILLIMUR ROAD ORMOND
VIC 3204**

Sold Price

\$355,000

Sold Date

24-Aug-23

1

1

1

Distance

2.62km



**12/40 WOORAYL STREET
CARNEGIE VIC 3163**

Sold Price

^{RS} **\$372,500**

Sold Date

27-Sep-23

1

1

1

Distance

3.87km

RS = Recent sale

UN = Undisclosed Sale

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