

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

401/730a Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$1,005,000 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2020 to 30/06/2020 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	109/801 Centre Rd BENTLEIGH EAST 3165	\$550,000	18/06/2020
2	226/801 Centre Rd BENTLEIGH EAST 3165	\$516,000	06/08/2020
3			

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: 06/10/2020 13:37



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Embracing views of the bay, city & the Dandenongs, this impressive 2 bedroom top penthouse showcases north facing living with secluded terrace; a Bosch stone kitchen, a frosted glass enclosed bathroom, lift access & secure ground floor parking (storage). Footsteps to everything!

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

June quarter 2020: \$1,005,000

Comparable Properties

109/801 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 18/06/2020

Property Type: Strata Unit/Flat



226/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$516,000

Method: Private Sale

Date: 06/08/2020

Property Type: Apartment

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.