

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

212 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Bentleigh

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	9 Hastings St MCKINNON 3204	\$1,705,000	22/07/2021
2	51 Bendigo Av BENTLEIGH 3204	\$1,655,000	22/05/2021
3	69 Bendigo Av BENTLEIGH 3204	\$1,650,000	09/06/2021

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:

17/11/2021 13:54

212 Centre Road, Bentleigh Vic 3204

John Pollard
03 9557 5500
0418 331 533
jpollard@woodards.com.au



3 2 3

Rooms: 8
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
September quarter 2021: \$1,910,000

Comparable Properties

9 Hastings St MCKINNON 3204 (VG)

Agent Comments

3 - -

Price: \$1,705,000
Method: Sale
Date: 22/07/2021
Property Type: House (Res)
Land Size: 576 sqm approx



51 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 1

Price: \$1,655,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 552 sqm approx

69 Bendigo Av BENTLEIGH 3204 (VG)

Agent Comments

3 - -

Price: \$1,650,000
Method: Sale
Date: 09/06/2021
Property Type: House (Res)
Land Size: 610 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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