

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

2/981 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,071,000 House Unit X Suburb Bentleigh East

Period - From 01/07/2017 to 30/06/2018 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 | 2/73 Bignell Rd BENTLEIGH EAST 3165 | \$872,000 | 30/06/2018 |
| 2 | 51a Wards Gr BENTLEIGH EAST 3165 | \$870,500 | 24/03/2018 |
| 3 | 1/82 Wingate St BENTLEIGH EAST 3165 | \$829,000 | 09/04/2018 |

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.



 3  2  2

Comparable Properties



2/73 Bignell Rd BENTLEIGH EAST 3165 (REI)

 3  2  3

Price: \$872,000

Method: Private Sale

Date: 30/06/2018

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

- Similar property
- Better location



51a Wards Gr BENTLEIGH EAST 3165 (REI/VG)

 3  2  2

Price: \$870,500

Method: Auction Sale

Date: 24/03/2018

Rooms: 4

Property Type: Unit

Land Size: 411 sqm approx

Agent Comments

- Similar property
- Better location



1/82 Wingate St BENTLEIGH EAST 3165 (REI/VG)

 3  1  1

Price: \$829,000

Method: Private Sale

Date: 09/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments