

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

302/801 Centre Road, Bentleigh East VIC 3165

Indicative selling price

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

Single price \$699,000

Median sale price

Median price \$1,081,000

Property Type Unit

Suburb Bentleigh East

Period - From 28/07/2024

to 26/01/2025

Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|----------------------------------------|-----------|--------------|
| 3/15 Vickery Street Bentleigh VIC 3204 | \$711,000 | 04/10/2024 |
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This Statement of Information was prepared on:

28/01/2025