Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 513 Centre Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,550,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,280,000	Property	Type Uni	t		Suburb	Bentleigh		
Period - From	01/10/2021	to 31/12	/2021] Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	15b Delhi St BENTLEIGH 3204	\$1,650,000	14/08/2021
2	10a Auckland St BENTLEIGH 3204	\$1,578,000	19/09/2021
3	16 Vale St BENTLEIGH 3204	\$1,575,000	20/11/2021

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:

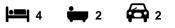
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Nick Renna





Property Type: Townhouse (Res) Agent Comments

9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median Unit Price** December quarter 2021: \$1,280,000

Comparable Properties



15b Delhi St BENTLEIGH 3204 (REI/VG)



Price: \$1,650,000 Method: Private Sale Date: 14/08/2021 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



10a Auckland St BENTLEIGH 3204 (REI/VG)



Price: \$1,578,000 Method: Private Sale Date: 19/09/2021 Property Type: Townhouse (Single) Land Size: 262 sqm approx



16 Vale St BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$1,575,000 Method: Auction Sale Date: 20/11/2021 Property Type: Townhouse (Res) Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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