

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

600a Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,675,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2024

to

30/09/2024

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	1/144 Patterson Rd BENTLEIGH 3204	\$1,132,500	23/10/2024
2	53b Brady Rd BENTLEIGH EAST 3165	\$1,391,000	05/10/2024
3	1/214 Centre Rd BENTLEIGH 3204	\$1,200,000	28/08/2024

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:

29/10/2024 10:35

600a Centre Road, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

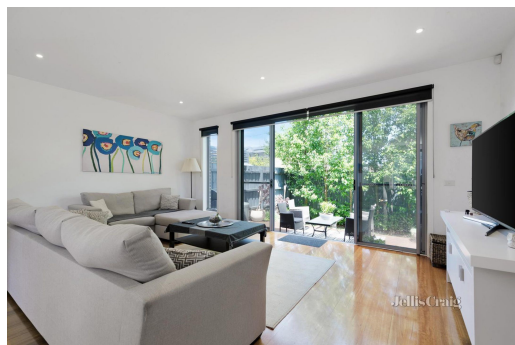
gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

September quarter 2024: \$1,675,000



 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/144 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,132,500

Method: Auction Sale

Date: 23/10/2024

Property Type: Townhouse (Res)

Land Size: 318 sqm approx



53b Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

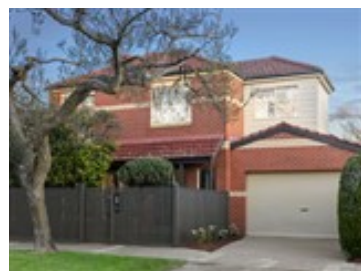
 3  2  1

Price: \$1,391,000

Method: Auction Sale

Date: 05/10/2024

Property Type: Townhouse (Res)



1/214 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 28/08/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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