Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/619-621 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between	\$590,000	&	\$630,000
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Median sale price

Median price	\$1,250,000	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	01/07/2023	to	30/06/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	102/669 Centre Rd BENTLEIGH EAST 3165	\$630,000	25/05/2024
2	904/17 Taylor St MOORABBIN 3189	\$625,000	18/05/2024
3	108/39 Mavho St BENTLEIGH 3204	\$590,000	23/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/07/2024 09:18





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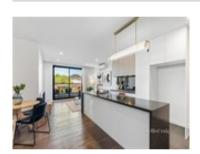
> **Indicative Selling Price** \$590,000 - \$630,000 **Median Unit Price** Year ending June 2024: \$1,250,000



Rooms: 3

Property Type: Apartment **Agent Comments**

Comparable Properties



102/669 Centre Rd BENTLEIGH EAST 3165

(REI/VG)

-3



Price: \$630,000

Method: Sold Before Auction

Date: 25/05/2024 Property Type: Unit **Agent Comments**



904/17 Taylor St MOORABBIN 3189 (REI/VG)

-2





Agent Comments

Price: \$625,000 Method: Private Sale Date: 18/05/2024

Property Type: Apartment



108/39 Mavho St BENTLEIGH 3204 (REI/VG)

Price: \$590.000 Method: Private Sale

Date: 23/05/2024 Property Type: Apartment Agent Comments

Account - Jellis Craig | P: 03 9194 1200



