

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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$1,250,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2023 to 30/06/2024 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	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 comparable properties 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



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**102/669 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 25/05/2024

**Property Type:** Unit



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

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 18/05/2024

**Property Type:** Apartment



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

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 23/05/2024

**Property Type:** Apartment