

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

9/675 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$1,270,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/04/2021

to

31/03/2022

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	102/40 Mavho St BENTLEIGH 3204	\$565,000	20/01/2022
2	1/60-66 Patterson Rd BENTLEIGH 3204	\$550,000	24/01/2022
3	306/669 Centre Rd BENTLEIGH EAST 3165	\$520,000	23/03/2022

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:

27/04/2022 14:39



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$549,000

Median Unit Price

Year ending March 2022: \$1,270,500

Comparable Properties



102/40 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 20/01/2022

Property Type: Apartment



1/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 24/01/2022

Property Type: Apartment



306/669 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 23/03/2022

Property Type: Apartment

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