

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

11/801 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 & \$640,000

Median sale price

Median price \$1,203,000 Property Type Unit Suburb Bentleigh East

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	1/14 Laurel St BENTLEIGH EAST 3165	\$570,000	08/11/2024
2	1/51 Browns Rd BENTLEIGH EAST 3165	\$640,250	11/10/2024
3	6/15 Vickery St BENTLEIGH 3204	\$625,000	27/08/2024

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:

20/12/2024 10:05



Property Type: Apartment

Comparable Properties

1/14 Laurel St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 08/11/2024

Property Type: Strata Unit/Flat



1/51 Browns Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$640,250

Method: Sold Before Auction

Date: 11/10/2024

Property Type: Apartment



6/15 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 27/08/2024

Property Type: Unit

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