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	11/801 Centre Road, Bentleigh East Vic 3165
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$590,000 & \$640,000	Range between	\$590,000	&	\$640,000
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Median sale price

Median price	\$1,203,000	Pro	perty Type Ur	it		Suburb	Bentleigh East
Period - From	01/07/2024	to	30/09/2024	Sc	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	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 comparableproperties 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





Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$590,000 - \$640,000 **Median Unit Price** September quarter 2024: \$1,203,000



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)

2





Price: \$640,250

Method: Sold Before Auction

Date: 11/10/2024

Property Type: Apartment

Agent Comments

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









Agent Comments

Price: \$625,000 Method: Private Sale Date: 27/08/2024 Property Type: Unit

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





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