## 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

564b Centre Road, Bentleigh East Vic 3165

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot   | ing  |        |                |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|----------------|
| Range betwee    | \$1,730,000       |      | &            |       | \$1,800,000 |      |        |                |
| Median sale p   | rice              |      |              |       |             |      |        |                |
| Median price    | \$1,258,500       | Pro  | operty Type  | Unit  |             |      | Suburb | Bentleigh East |
| Period - From   | 01/04/2021        | to   | 30/06/2021   |       | 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.

| Ade | dress of comparable property        | Price       | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1   | 1A Stockdale Av BENTLEIGH EAST 3165 | \$1,770,000 | 30/06/2021   |
| 2   | 10B Lewis St MCKINNON 3204          | \$1,770,000 | 06/05/2021   |
| 3   | 45 Whitmuir Rd MCKINNON 3204        | \$1,750,000 | 29/05/2021   |

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:

05/10/2021 15:37



564b Centre Road, Bentleigh East Vic 3165



Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au



**Property Type:** Agent Comments

**Indicative Selling Price** \$1,730,000 - \$1,800,000 **Median Unit Price** June quarter 2021: \$1,258,500

# **Comparable Properties**



1A Stockdale Av BENTLEIGH EAST 3165 Agent Comments (REI/VG)



Price: \$1,770,000 Method: Sold Before Auction Date: 30/06/2021 Property Type: Townhouse (Res) Land Size: 353 sqm approx



10B Lewis St MCKINNON 3204 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,770,000 Method: Sold Before Auction Date: 06/05/2021 Property Type: Townhouse (Res)



45 Whitmuir Rd MCKINNON 3204 (REI/VG)



Price: \$1,750,000 Method: Private Sale Date: 29/05/2021 Rooms: 6 Property Type: Townhouse (Res) Land Size: 340 sqm approx

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



propertydata

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