

## 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

302/665 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$533,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,105,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 6 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

201/633 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$480,000	03-Jul-21
102/633 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$475,500	25-Jun-21
4/36-38 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$519,000	11-May-21

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 6 months.~~

This Statement of Information was prepared on: 11 April 2022



**201/633 CENTRE ROAD  
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$480,000** Sold Date **03-Jul-21**

Distance -



**102/633 CENTRE ROAD  
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$475,500** Sold Date **25-Jun-21**

Distance -



**4/36-38 ELIZABETH STREET  
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$519,000** Sold Date **11-May-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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