# 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

14/332-338 Centre Road, Bentleigh Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$575,000		&		\$630,000					
Median sale pr	rice									
Median price	\$858,000	Pro	operty Type	Unit			Suburb	Bentleigh		
Period - From	01/01/2024	to	31/12/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	203/19 Lillimur Rd ORMOND 3204	\$630,000	22/03/2025
2	102/27 Bent St BENTLEIGH 3204	\$577,000	05/03/2025
3	203/22 Bent St BENTLEIGH 3204	\$595,000	24/01/2025

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:

25/03/2025 10:14





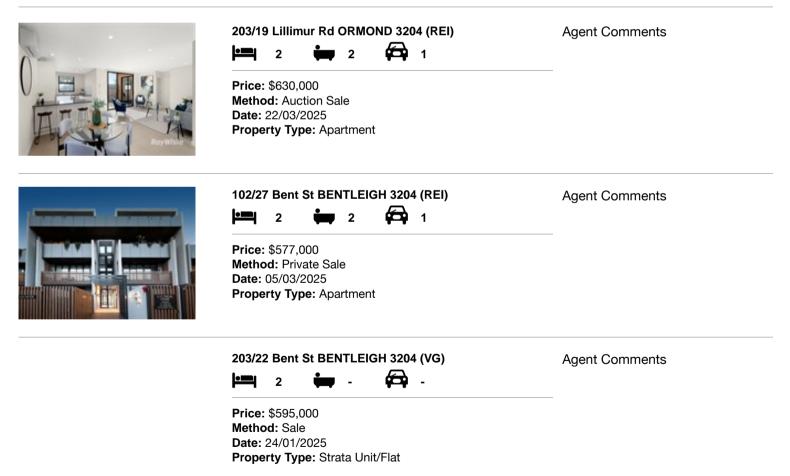




Rooms: 3 Property Type: Apartment Anthony Sansalone 9573 6100 0432 045 589 anthonysansalone@jelliscraig.com.au

Indicative Selling Price \$575,000 - \$630,000 Median Unit Price Year ending December 2024: \$858,000

# **Comparable Properties**



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