Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	127/801 Centre Road, Bentleigh East Vic 3165
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$375,000	&	\$395,000
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Median sale price

Median price	\$1,196,000	Pro	perty Type Un	it		Suburb	Bentleigh East
Period - From	01/10/2024	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.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	305/801 Centre Rd BENTLEIGH EAST 3165	\$379,500	04/12/2024
2	202/817 Centre Rd BENTLEIGH EAST 3165	\$377,000	29/11/2024
3	208/669 Centre Rd BENTLEIGH EAST 3165	\$375,000	20/11/2024

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:	25/02/2025 14:15



Date of sale







Property Type: Apartment

Indicative Selling Price \$375,000 - \$395,000 **Median Unit Price** December quarter 2024: \$1,196,000

Comparable Properties



305/801 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Price: \$379,500 Method: Private Sale Date: 04/12/2024

Property Type: Apartment Land Size: 3423 sqm approx **Agent Comments**

202/817 Centre Rd BENTLEIGH EAST 3165 (VG)



Price: \$377,000 Method: Sale Date: 29/11/2024

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments





Price: \$375,000 Method: Private Sale Date: 20/11/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500





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