

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 201/633 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$505,000

Median sale price

Median price \$1,112,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2020

to 31/12/2020

Source 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	Price	Date of sale
1	9/332-338 Centre Rd BENTLEIGH 3204	\$537,000	06/03/2021
2	103/495 South Rd BENTLEIGH 3204	\$530,000	04/03/2021
3	301/633 Centre Rd BENTLEIGH EAST 3165	\$478,500	09/04/2021

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:

12/04/2021 15:19

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Indicative Selling Price

\$505,000

Median Unit Price

Year ending December 2020: \$1,112,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/332-338 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$537,000

Method: Private Sale

Date: 06/03/2021

Property Type: Apartment



103/495 South Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 04/03/2021

Property Type: Apartment



301/633 Centre Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$478,500

Method: Sold Before Auction

Date: 09/04/2021

Property Type: Apartment