

# 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

1/801 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)

Range between \$570,000 & \$620,000

### Median sale price

Median price \$1,258,500 Property Type Unit Suburb Bentleigh East

Period - From 01/04/2021 to 30/06/2021 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	102/669 Centre Rd BENTLEIGH EAST 3165	\$630,000	19/05/2021
2	106/669 Centre Rd BENTLEIGH EAST 3165	\$579,000	07/05/2021
3			

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:

30/07/2021 10:45



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

June quarter 2021: \$1,258,500

Surround yourself with lifestyle in this savvy ground floor 2 bedroom security apartment. With private access from Centre Road, this stylish number features 2 private courtyards, custom stone kitchen (Smeg appliances), open plan living & dining area opening to covered courtyard, 2 large bedrooms (BIRs, main with ensuite), 2nd bathroom & a Euro laundry. Super quiet inside, this luxurious apartment has European Oak floors, R/C air conditioning, video intercom, double glazing, lift access, secure basement parking and a storage cage. With great restaurants and cafes nearby, walk to GESAC

## Comparable Properties



**102/669 Centre Rd BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments



**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 19/05/2021

**Property Type:** Apartment



**106/669 Centre Rd BENTLEIGH EAST 3165**  
(REI/VG)

Agent Comments



**Price:** \$579,000

**Method:** Private Sale

**Date:** 07/05/2021

**Rooms:** 5

**Property Type:** Apartment

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.