

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	251 Centre Road, Bentleigh Vic 3204
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$1,210,000
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**Median sale price**

Median price	\$1,517,500	House	X	Unit		Suburb	Bentleigh
Period - From	01/04/2018	to	30/06/2018	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	2 Swindon Gr MCKINNON 3204	\$1,260,000	06/07/2018
2	9 Marriot Rd BENTLEIGH 3204	\$1,235,000	13/10/2018
3	12 Ocean St ORMOND 3204	\$1,232,900	15/05/2018

**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.

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**Indicative Selling Price**

\$1,210,000

**Median House Price**

June quarter 2018: \$1,517,500



 2/3  1  4

## Comparable Properties



**2 Swindon Gr MCKINNON 3204 (REI/VG)**

 3  1  2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 06/07/2018  
**Rooms:** -  
**Property Type:** House

**Agent Comments**

Smaller land than Centre Rd but in the McKinnon Secondary School Zone

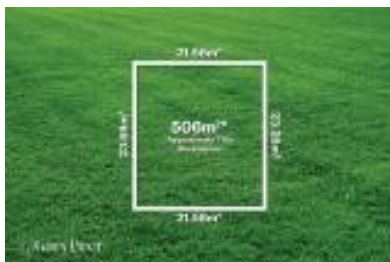


**9 Marriot Rd BENTLEIGH 3204 (REI)**

 3  1  2

**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** House (Res)

**Agent Comments**



**12 Ocean St ORMOND 3204 (REI/VG)**

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**Price:** \$1,232,900  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 506 sqm approx

**Agent Comments**

Smaller land size than 251 Centre Rd, Bentleigh but this property is in the McKinnon Secondary School Zone