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	102/669 Centre Road, Bentleigh East Vic 3165
Including suburb and	
postcode	
•	

Indicative selling price

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

Median sale price

Median price	\$1,255,000	Pro	perty Type Ur	it		Suburb	Bentleigh East
Period - From	01/04/2023	to	31/03/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	108/3 Claire St MCKINNON 3204	\$637,500	15/03/2024
2	203/575 North Rd ORMOND 3204	\$607,000	03/04/2024
3	204/24 Mavho St BENTLEIGH 3204	\$599,999	08/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2024 15:16









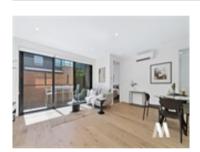




Property Type: Apartment

Indicative Selling Price \$580,000 - \$638,000 Median Unit Price Year ending March 2024: \$1,255,000

Comparable Properties



108/3 Claire St MCKINNON 3204 (REI/VG)

2





Agent Comments

Price: \$637,500 Method: Private Sale Date: 15/03/2024

Property Type: Apartment



203/575 North Rd ORMOND 3204 (REI)

— 2





6 ₁

Price: \$607,000 Method: Private Sale Date: 03/04/2024

Property Type: Apartment

Agent Comments



Price: \$599,999 Method: Private Sale Date: 08/04/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



