

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

104/285-305 CENTRE ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

5/18 ULUPNA ROAD ORMOND VIC 3204	\$396,000	15-May-25
6/24 LILLIMUR ROAD ORMOND VIC 3204	\$366,000	01-Feb-25
11/18 ULUPNA ROAD ORMOND VIC 3204	\$360,000	06-Dec-24

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 6 months.~~

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5/18 ULUPNA ROAD ORMOND VIC 3204

Sold Price

^{RS}

\$396,000

Sold Date

15-May-25



1



1



1

Distance

1.88km



6/24 LILLIMUR ROAD ORMOND VIC 3204

Sold Price

\$366,000

Sold Date

01-Feb-25



1



1



1

Distance

1.85km



11/18 ULUPNA ROAD ORMOND VIC 3204

Sold Price

\$360,000

Sold Date

06-Dec-24



1



1



1

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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