

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

2/558 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,590,000 Property Type Townhouse Suburb Bentleigh

Period - From 24/10/2022 to 23/10/2023 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	2/1 Dega Av BENTLEIGH EAST 3165	\$1,100,000	31/05/2023
2	1/58 Glen Orme Av ORMOND 3204	\$1,095,000	20/05/2023
3	2 Small Rd BENTLEIGH 3204	\$1,025,000	14/10/2023

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:

24/10/2023 10:09



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1 Dega Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 3  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 31/05/2023

Property Type: Townhouse (Single)



1/58 Glen Orme Av ORMOND 3204 (REI) Agent Comments

 3  2  2

Price: \$1,095,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



2 Small Rd BENTLEIGH 3204 (REI) Agent Comments

 2  1  2

Price: \$1,025,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)