

## 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

2/742 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) (\*Delete single price or range as applicable)

Single Price

\$849,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,417,500

Property type

House

Suburb

Bentleigh East

Period-from

01 Apr 2023

to

31 Mar 2024

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

14 JACKSON LANE BENTLEIGH EAST VIC 3165	\$826,000	09-Dec-23
1/87 ORANGE STREET BENTLEIGH EAST VIC 3165	\$785,000	23-Jan-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.

This Statement of Information was prepared on: 22 April 2024



**14 JACKSON LANE BENTLEIGH  
EAST VIC 3165**

 3  2  -

Sold Price

**\$826,000**

Sold Date **09-Dec-23**

Distance

**0.69km**



**1/87 ORANGE STREET BENTLEIGH  
EAST VIC 3165**

 2  2  1

Sold Price

**\$785,000**

Sold Date **23-Jan-24**

Distance

**1.9km**

RS = Recent sale

UN = Undisclosed Sale

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