

## 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

202/669 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

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Unit

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

405/801 CENTRE ROAD BENTLEIGH EAST VIC 3165	\$735,000	01-Nov-23
111/15 VICKERY STREET BENTLEIGH VIC 3204	\$830,000	03-Feb-24
104/10 STATION AVENUE MCKINNON VIC 3204	\$795,000	04-Mar-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: 10 April 2024



**405/801 CENTRE ROAD  
BENTLEIGH EAST VIC 3165**

3 2 2

Sold Price **\$735,000** Sold Date **01-Nov-23**

Distance **0.56km**



**111/15 VICKERY STREET  
BENTLEIGH VIC 3204**

3 2 2

Sold Price **\$830,000** Sold Date **03-Feb-24**

Distance **1.35km**



**104/10 STATION AVENUE  
MCKINNON VIC 3204**

3 2 2

Sold Price **\$795,000** Sold Date **04-Mar-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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