

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



543 CENTRE ROAD, BENTLEIGH, VIC 3204  3  2  1

Indicative Selling Price

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

Price Range: **\$1,595,000 to \$1,750,000**

Provided by: floris antonides, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



BENTLEIGH, VIC, 3204

Suburb Median Sale Price (House)

\$1,750,000

01 January 2023 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



33 WAVELL ST, BENTLEIGH, VIC 3204

 3  1  2

Sale Price

\$1,658,888

Sale Date: 04/04/2023

Distance from Property: 572m



4 BEVIS ST, BENTLEIGH EAST, VIC 3165

 3  1  2

Sale Price

\$1,710,000

Sale Date: 04/03/2023

Distance from Property: 355m



39 SEAVIEW AVE, BENTLEIGH, VIC 3204

 3  1  -

Sale Price

\$1,775,000

Sale Date: 26/04/2023

Distance from Property: 389m



This report has been compiled on 22/08/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

543 CENTRE ROAD, BENTLEIGH, VIC 3204

Indicative selling price

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

Price Range:

\$1,595,000 to \$1,750,000

Median sale price

Median price

\$1,750,000

Property type

House

Suburb

BENTLEIGH

Period

01 January 2023 to 30 June 2023

Source



Comparable property sales

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

33 WAVELL ST, BENTLEIGH, VIC 3204	\$1,658,888	04/04/2023
4 BEVIS ST, BENTLEIGH EAST, VIC 3165	\$1,710,000	04/03/2023
39 SEAVIEW AVE, BENTLEIGH, VIC 3204	\$1,775,000	26/04/2023

This Statement of Information was prepared

22/08/2023