

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

814b Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,420,000 Property type Townhouse Suburb Bentleigh East

Period - From 24/10/2022 to 23/10/2023 Source REIV

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
2/17 Gardeners Rd BENTLEIGH EAST 3165	\$1,350,000	23/07/2023
8a Namron St BENTLEIGH EAST 3165	\$1,285,000	15/09/2023
6a Scanlan St BENTLEIGH EAST 3165	\$1,190,000	31/07/2023

This Statement of Information was prepared on: 24/10/2023