

## 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

922 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

\$955,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,432,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Jul 2023

to

30 Jun 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

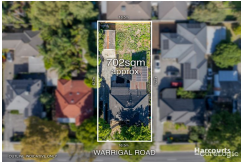
Date of sale

|   |             |           |
|---|-------------|-----------|
| 652 WARRIGAL ROAD OAKLEIGH SOUTH VIC 3167 | \$1,004,500 | 23-Apr-24 |
| 13 SILVAN STREET OAKLEIGH SOUTH VIC 3167  | \$1,080,000 | 29-Apr-24 |
| 27 NORWOOD STREET OAKLEIGH SOUTH VIC 3167 | \$1,000,000 | 27-Apr-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: 09 July 2024



**652 WARRIGAL ROAD OAKLEIGH  
SOUTH VIC 3167**

 3
  1
  1

Sold Price

**\$1,004,500**

Sold Date

**23-Apr-24**

Distance

**0.27km**



**13 SILVAN STREET OAKLEIGH  
SOUTH VIC 3167**

 4
  1
  1

Sold Price

**\$1,080,000**

Sold Date

**29-Apr-24**

Distance

**1.6km**



**27 NORWOOD STREET OAKLEIGH  
SOUTH VIC 3167**

 4
  2
  2

Sold Price

**<sup>RS</sup>\$1,000,000**

Sold Date

**27-Apr-24**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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