

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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 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
1	6 Wards Gr BENTLEIGH EAST 3165	\$1,280,000	10/02/2024
2	55 Dowling Rd OAKLEIGH SOUTH 3167	\$1,250,500	16/03/2024
3	25 Haigh St BENTLEIGH EAST 3165	\$1,250,000	22/12/2023

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 six months.~~

This Statement of Information was prepared on:

19/03/2024 17:25



3 1 4

Rooms: 6
Property Type: House
Land Size: 592 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2023: \$1,420,000

Comparable Properties



6 Wards Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 585 sqm approx



55 Dowling Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

6 3 2

Price: \$1,250,500
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 571 sqm approx

25 Haigh St BENTLEIGH EAST 3165 (VG)

Agent Comments

3 - -

Price: \$1,250,000
Method: Sale
Date: 22/12/2023
Property Type: House (Res)
Land Size: 573 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511