## 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 betwee	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,420,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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









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)



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

Agent Comments



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

Land Size: 571 sqm approx

3

6

25 Haigh St BENTLEIGH EAST 3165 (VG)

55 Dowling Rd OAKLEIGH SOUTH 3167 (REI)

(2)

Agent Comments



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

propertydata



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