

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

936 Centre Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,430,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2023

to

31/03/2024

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	8 Norwood St OAKLEIGH SOUTH 3167	\$980,000	03/02/2024
2	49 Axford Cr OAKLEIGH SOUTH 3167	\$960,000	16/03/2024
3	23 Washington Dr OAKLEIGH SOUTH 3167	\$955,000	25/03/2024

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:

24/04/2024 15:22



3 1 3

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
Year ending March 2024: \$1,430,000

Comparable Properties



8 Norwood St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 534 sqm approx



49 Axford Cr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$960,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)



23 Washington Dr OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 1

Price: \$955,000
Method: Sold Before Auction
Date: 25/03/2024
Property Type: House (Res)
Land Size: 534 sqm approx

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