## 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 betweer  | \$950,000   |     | &           |     | \$1,000,000 |      |        |                |  |  |
| Median sale price  |             |     |             |     |             |      |        |                |  |  |
| Median price   | \$1,430,000 | Pro | operty Type | Hou | se          |      | Suburb | Bentleigh East |  |  |
| Period - From  | 01/04/2023  | to  | 31/03/2024  |     | 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   | 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





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**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) 3 1 1 1 1 Price: \$980,000

Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 534 sqm approx

1

Agent Comments

Agent Comments

Agent Comments



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

- 3



23 Washington Dr OAKLEIGH SOUTH 3167 (REI)

49 Axford Cr OAKLEIGH SOUTH 3167 (REI)

**2** 



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

### Account - Buxton | P: 03 9563 9933



propertydata

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