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	101/331 CENTRE ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$960,000	Property type	Unit	Suburb	Bentleigh
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
101/633 CENTRE ROAD BENTLEIGH EAST VIC 3165	$450,000	04-Apr-24
8/21 VICKERY STREET BENTLEIGH VIC 3204	$450,000	07-Mar-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.

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101/633 CENTRE ROAD BENTLEIGH EAST VIC 3165 Sold Price **$450,000** Sold Date **04-Apr-24**

2 1 1 Distance **1.45km**



8/21 VICKERY STREET BENTLEIGH VIC 3204 Sold Price Sold Date **07-Mar-24**

2 1 1 Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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