Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	564A Centre Road, BENTLEIGH Victoria 3204

Indicative selling price

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

Single price	N/A	or range between	$1,700,000	&	$1,850,000

Median sale price

Median price	$1,502,500	Property type	Townhouse	Suburb	BENTLEIGH
Period - From	14/08/2023	to	13/08/2024	Source	REIV

Comparable property sales

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. 1/4 Bevis St BENTLEIGH EAST 3165	$1,880,000	20/07/2024
2. 22a Browns Rd BENTLEIGH EAST 3165	$1,780,000	15/07/2024
3. 2b Osborne Av BENTLEIGH 3204	$1,790,000	04/07/2024

This Statement of Information was prepared on: 14/08/2024