

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 5/332-338 Centre Road, Bentleigh

Indicative selling price

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

Single price or range between \$570,000 & \$600,000

Median sale price

Median price \$703,500 Property type Unit Suburb Bentleigh
Period - From 01 Apr 2019 to 31 Mar 2020 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 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
6/85 Mitchell Street Bentleigh VIC 3204	\$561,000	23-Nov-19
5/11 Ormond Road Ormond VIC 3204	\$539,999	30-Nov-19
11/66 Bent St MCKINNON 3204	\$594,000	14- Nov- 19

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: 27/2/2020