

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



### Property offered for sale

AddressUNIT

404/322 -328A CENTRE ROAD, BENTLEIGH VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$649,000

### Median sale price

Median price

\$630,500

Property type

UNIT

Suburb

BENTLEIGH VIC 3204

Period - From

01/07/2019

to

01/07/2020

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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

| Address of comparable property         | Price     | Date of sale |
|--|-----------|--------------|
| 9/22 Bent Street, Bentleigh VIC 3204   | \$645,000 | 02/05/2020   |
| 7/5 Claire Street, Mckinnon VIC 3204   | \$651,000 | 07/03/2020   |
| 202/8 Blair Street, Bentleigh VIC 3204 | \$665,000 | 18/02/2020   |

This Statement of Information was prepared on:

07/07//2020