

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

204/322 -328A CENTRE ROAD, BENTLEIGH VIC 3204

Indicative selling price

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

Single price \$635,000

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

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