

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 677-679 CENTRE ROAD, BENTLEIGH EAST, VIC 3165

Indicative selling price

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

Unit type or class

| | Single price |
|-----------------|--------------|
| 1 BEDROOM UNITS | \$449,500 |
| 2 BEDROOM UNITS | \$599,900 |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$740,000

Suburb BENTLEIGH EAST, VIC 3165

Period - From 01/01/2019 To 30/06/2019

Source PRICEFINDER

Comparable property sales

Unit type or class

| | Address of comparable unit | Price | Date of sale |
|-----------------|---|-------------|--------------|
| 1 BEDROOM UNITS | 1 209/669 CENTRE ROAD, BENTLEIGH EAST, VIC 3165 | **\$425,000 | 25/06/2019 |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

| | Address of comparable unit | Price | Date of sale |
|-----------------|--|-----------|--------------|
| 2 BEDROOM UNITS | 1 101/11 CLAIRE STREET, MCKINNON, VIC 3204 | \$595,000 | 16/07/2019 |
| | 2 | \$ | |
| | 3 | \$ | |

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

17/09/2019