

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	147B Bignell Road, Bentleigh East Vic 3165
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,229,000	House	X	Unit		Suburb	Bentleigh East
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

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
1	57b Lahona Av BENTLEIGH EAST 3165	\$1,359,000	24/06/2017
2	248 Patterson Rd BENTLEIGH 3204	\$1,305,000	28/10/2017
3	33a Tucker Rd BENTLEIGH 3204	\$1,249,000	17/10/2017

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.~~



4 3 2

Rooms:

Property Type: Townhouse

Land Size: 360 sqm approx

Agent Comments

Impressive new 4 bedroom 3 bathroom street front residence showcasing 3 entertaining zones, designer stone kitchen (butler's kitchen), decking & garage. Brilliantly located for family living, near St James College, buses, cafes & Centenary Park.

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending September 2017: \$1,229,000

Comparable Properties



57b Lahona Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 2 2

Price: \$1,359,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 344 sqm approx



248 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,305,000

Method: Private Sale

Date: 28/10/2017

Rooms: -

Property Type: Townhouse (Single)



33a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 1

Price: \$1,249,000

Method: Private Sale

Date: 17/10/2017

Rooms: -

Property Type: Townhouse (Res)