

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

133 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,150,000

&

\$1,230,000

Median sale price

Median price \$1,400,000

Property type House

Suburb Bentleigh East

Period - From 01/07/2022

to 30/06/2023

Source REIV

Comparable property sales

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
137 Bignell Rd BENTLEIGH EAST 3165	\$1,295,000	15/04/2023
93 Bignell Rd BENTLEIGH EAST 3165	\$1,230,000	07/10/2023
6 Tasman Rd BENTLEIGH EAST 3165	\$1,250,000	07/10/2023

This Statement of Information was prepared on: 09/10/2023