

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 88b Bignell Road, Bentleigh East Vic 3165

## Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

## Median sale price

Median price \$1,100,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/10/2019 to 31/12/2019 Source REIV

## 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
13a Vera St BENTLEIGH EAST 3165	\$1,260,000	23/11/2019
15a Rica St MOORABBIN 3189	\$1,205,000	12/11/2019
20 Brosa Av BENTLEIGH EAST 3165	\$1,190,000	07/12/2019

This Statement of Information was prepared on: 21/01/2020