

# 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

144 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,322,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/10/2020

to

31/12/2020

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	3 Vasey St BENTLEIGH EAST 3165	\$1,182,000	20/10/2020
2	44 Matilda Rd MOORABBIN 3189	\$1,136,000	19/12/2020
3	66 Bellevue Rd BENTLEIGH EAST 3165	\$1,120,000	28/11/2020

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.~~

This Statement of Information was prepared on:

03/02/2021 16:39



3 1 2

**Property Type:** House

**Land Size:** 597 sqm approx

Agent Comments

## Comparable Properties



**3 Vasey St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 3

**Price:** \$1,182,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** House

**Land Size:** 593 sqm approx



**44 Matilda Rd MOORABBIN 3189 (REI)**

Agent Comments

3 1 2

**Price:** \$1,136,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 596 sqm approx



**66 Bellevue Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 1 2

**Price:** \$1,120,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 537 sqm approx