## 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	109 Bignell Road, Bentleigh East Vic 3165
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,180,000	&	\$1,250,000
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#### Median sale price

Median price	\$1,484,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	13/02/2024	to	12/02/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	6 Claude St BENTLEIGH EAST 3165	\$1,230,000	29/11/2024
2	81 Bignell Rd BENTLEIGH EAST 3165	\$1,235,000	11/11/2024
3	22 Begg St BENTLEIGH EAST 3165	\$1,250,000	07/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/02/2025 13:06









**Property Type: Agent Comments** 

**Indicative Selling Price** \$1,180,000 - \$1,250,000 **Median House Price** 13/02/2024 - 12/02/2025: \$1,484,000

## Comparable Properties



6 Claude St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,230,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 593 sqm approx **Agent Comments** 



81 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

Price: \$1,235,000 Method: Private Sale Date: 11/11/2024 Property Type: House Land Size: 610 sqm approx



22 Begg St BENTLEIGH EAST 3165 (REI/VG)

Price: \$1,250,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: House (Res) Land Size: 582 sqm approx **Agent Comments** 

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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