

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

120 Bignell Road, Bentleigh East Vic 3165

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

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	7 Samuel Ct BENTLEIGH EAST 3165	\$1,070,000	04/06/2017
2	2 Scanlan St BENTLEIGH EAST 3165	\$1,030,000	09/09/2017
3	3 Nina Ct BENTLEIGH EAST 3165	\$980,000	09/09/2017

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.



3 1 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



7 Samuel Ct BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 1 1

Price: \$1,070,000

Method: Auction Sale

Date: 04/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 539 sqm approx



2 Scanlan St BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 2

Price: \$1,030,000

Method: Private Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 618 sqm approx



3 Nina Ct BENTLEIGH EAST 3165 (REI) Agent Comments

3 1 1

Price: \$980,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 586 sqm approx