

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

77b Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$1,180,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/10/2020

to

30/09/2021

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	2/19 Haigh St BENTLEIGH EAST 3165	\$910,500	13/11/2021
2	3/32 Adrian St BENTLEIGH EAST 3165	\$885,000	04/12/2021
3	1/41 Mackie Rd BENTLEIGH EAST 3165	\$812,500	13/12/2021

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:

18/01/2022 12:07

77b Bignell Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending September 2021: \$1,180,000



3 1 2

Property Type: Unit

Land Size: 296 sqm approx

Agent Comments

Comparable Properties



2/19 Haigh St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 3

Price: \$910,500

Method: Auction Sale

Date: 13/11/2021

Property Type: Townhouse (Res)

Land Size: 329 sqm approx



3/32 Adrian St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$885,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Unit



1/41 Mackie Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$812,500

Method: Private Sale

Date: 13/12/2021

Property Type: House

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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