Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	177 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	\$1,000,000	&	\$1,050,000

Median sale price

Median price	\$1,112,500	Pro	perty Type Un	t		Suburb	Bentleigh East
Period - From	01/01/2020	to	31/12/2020	So	urce	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

1	3b Bradford St BENTLEIGH EAST 3165	\$1,085,000	20/10/2020
2	10a Esper Av OAKLEIGH SOUTH 3167	\$1,050,000	16/10/2020
3	5 East Boundary Rd BENTLEIGH EAST 3165	\$990,000	02/11/2020

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:	08/02/2021 10:48



Date of sale



Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$1,000,000 - \$1,050,000 Median Unit Price

Year ending December 2020: \$1,112,500



□ 4 **□** 3 **□**

Property Type: House (Res) Land Size: 277 sqm approx Agent Comments

Comparable Properties



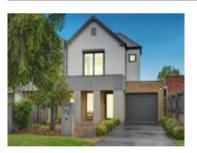
3b Bradford St BENTLEIGH EAST 3165 (REI/VG)

3 - 2

Price: \$1,085,000 **Method:** Private Sale **Date:** 20/10/2020

Property Type: Townhouse (Single)

Agent Comments



10a Esper Av OAKLEIGH SOUTH 3167

(REI/VG)

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Price: \$1,050,000 **Method:** Private Sale **Date:** 16/10/2020

Property Type: Townhouse (Single) **Land Size:** 314 sqm approx

Agent Comments

Agent Comments



5 East Boundary Rd BENTLEIGH EAST 3165

(REI/VG)

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:

Price: \$990,000

Method: Sold Before Auction

Date: 02/11/2020

Property Type: Townhouse (Res) **Land Size:** 379 sqm approx

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



