

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

177 Bignell Road, Bentleigh East Vic 3165

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

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/01/2020

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	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

177 Bignell Road, Bentleigh East Vic 3165

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,000,000 - \$1,050,000

Median Unit Price

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



 4  3  2

Property Type: House (Res)

Land Size: 277 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 3  2  2

Price: \$1,085,000

Method: Private Sale

Date: 20/10/2020

Property Type: Townhouse (Single)



10a Esper Av OAKLEIGH SOUTH 3167
(REI/VG)

Agent Comments

 4  3  2

Price: \$1,050,000

Method: Private Sale

Date: 16/10/2020

Property Type: Townhouse (Single)

Land Size: 314 sqm approx



5 East Boundary Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 4  3  1

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.