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 | 117 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 \$1,500,000 | & | \$1,600,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,531,000 | Pro | perty Type | House | | Suburb | Bentleigh East |
|---------------|-------------|-----|------------|-------|--------|--------|----------------|
| Period - From | 01/10/2021 | to | 31/12/2021 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---|-------------|--------------|
| 1 | 2 Rayern Ct BENTLEIGH EAST 3165 | \$1,650,000 | 14/02/2022 |
| 2 | 40 East Boundary Rd BENTLEIGH EAST 3165 | \$1,620,000 | 27/12/2021 |
| 3 | 78 Parkmore Rd BENTLEIGH EAST 3165 | \$1,510,000 | 05/03/2022 |

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: | 15/03/2022 11:21 |
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> **Indicative Selling Price** \$1,500,000 - \$1,600,000 **Median House Price**

December quarter 2021: \$1,531,000

Agent Comments

Agent Comments



Property Type: House

Land Size: 748 sqm approx **Agent Comments**

Comparable Properties

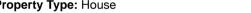


2 Rayern Ct BENTLEIGH EAST 3165 (REI)

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Price: \$1,650,000 Method: Private Sale Date: 14/02/2022 Property Type: House Land Size: 584 sqm approx



(REI)





40 East Boundary Rd BENTLEIGH EAST 3165

Price: \$1,620,000 Method: Private Sale Date: 27/12/2021

Property Type: House (Res) Land Size: 756 sqm approx

78 Parkmore Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,510,000 Method: Auction Sale Date: 05/03/2022

Property Type: House (Res) Land Size: 604 sqm approx

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



