

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

117 Bignell Road, Bentleigh East Vic 3165

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

Property 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	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 comparable properties 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



7 3 5

Property Type: House

Land Size: 748 sqm approx

Agent Comments

Comparable Properties



2 Rayern Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 2

Price: \$1,650,000

Method: Private Sale

Date: 14/02/2022

Property Type: House

Land Size: 584 sqm approx



40 East Boundary Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 4

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**

4 2 1

Price: \$1,510,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 604 sqm approx