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	120 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price	$1,363,000	Property Type	House	Suburb	Bentleigh East

Period - From	01/01/2021	to	31/03/2021	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	111 Parkmore Rd BENTLEIGH EAST 3165	$1,575,000	01/05/2021
2	11 Devoy St OAKLEIGH SOUTH 3167	$1,550,000	27/02/2021
3	79 Kennedy St BENTLEIGH EAST 3165	$1,525,000	13/02/2021

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.~~

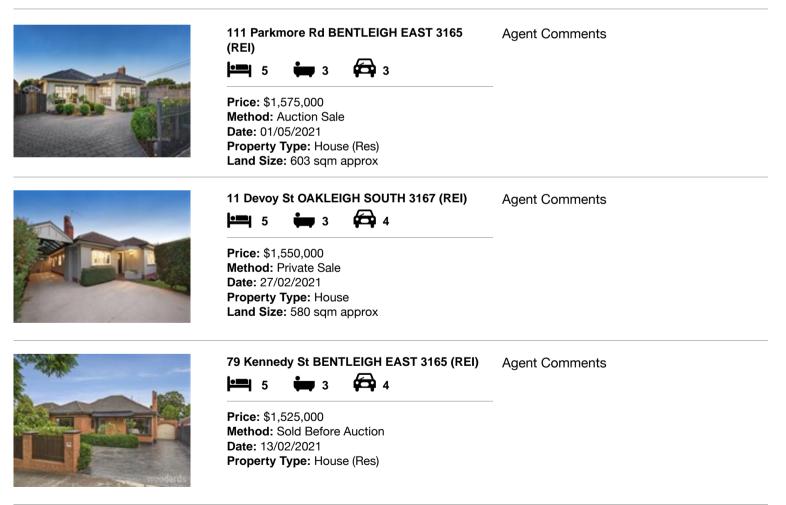This Statement of Information was prepared on: 17/05/2021 11:18

CONSUMER AFFAIRS VICTORIA

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Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
March quarter 2021: $1,363,000

Comparable Properties

111 Parkmore Rd BENTLEIGH EAST 3165 (REI)

🛏 5   🛁 3   🚗 3

Price: $1,575,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

11 Devoy St OAKLEIGH SOUTH 3167 (REI)

🛏 5   🛁 3   🚗 4

Price: $1,550,000
Method: Private Sale
Date: 27/02/2021
Property Type: House
Land Size: 580 sqm approx

Agent Comments

79 Kennedy St BENTLEIGH EAST 3165 (REI)

🛏 5   🛁 3   🚗 4

Price: $1,525,000
Method: Sold Before Auction
Date: 13/02/2021
Property Type: House (Res)

Agent Comments