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

65 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price | $1,029,000

Median sale price

Median price | $1,202,500   Property Type | House   Suburb | Bentleigh East

Period - From | 01/10/2019 to | 31/12/2019   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	45 Gladesville Dr BENTLEIGH EAST 3165	$1,115,000	19/10/2019
2	957 Centre Rd BENTLEIGH EAST 3165	$1,039,888	23/09/2019
3	901 Centre Rd BENTLEIGH EAST 3165	$1,025,000	29/11/2019

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: | 23/03/2020 15:58

CONSUMER AFFAIRS VICTORIA

🛏 3   🛁 1   🚗 2

Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price
$1,029,000
Median House Price
December quarter 2019: $1,202,500

Comparable Properties

45 Gladesville Dr BENTLEIGH EAST 3165 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $1,115,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

957 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,039,888
Method: Private Sale
Date: 23/09/2019
Rooms: 4
Property Type: House
Land Size: 620 sqm approx

Agent Comments

901 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $1,025,000
Method: Sold Before Auction
Date: 29/11/2019
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments

REIV   propertydata.com.au