

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

11/190 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$1,010,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2019

to

30/09/2019

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	1/1038 North Rd BENTLEIGH EAST 3165	\$435,000	24/08/2019
2	103/815 Centre Rd BENTLEIGH EAST 3165	\$387,500	08/08/2019
3			

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:

25/11/2019 11:25



2 2 1

Property Type: Apartment

Agent Comments

Get excited about this brilliant 2 bedroom 2 bathroom 1st floor security apartment. Enjoying beautiful northern sun in the stylish living/dining area, sleek stone kitchen (Miele appliances) and full length alfresco terrace, this chic retreat features 2 bedrooms (BIRs), 2 luxe bathrooms (ensuite), a Euro laundry, double glazing, Oak floors, R/C air cond, video intercom, black tapware & lift access to secure basement parking (storage cage). Footsteps to Centenary Park, cafes & bus, within easy reach of Centre Road shops & train.

Comparable Properties

1/1038 North Rd BENTLEIGH EAST 3165 (VG) Agent Comments

2 - -

Price: \$435,000

Method: Sale

Date: 24/08/2019

Property Type: Flat/Unit/Apartment (Res)

103/815 Centre Rd BENTLEIGH EAST 3165 (VG) Agent Comments

1 - -

Price: \$387,500

Method: Sale

Date: 08/08/2019

Property Type: Strata Unit/Flat

Land Size: 628 sqm approx

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.