Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/134 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$660,000		&		\$720,000)			
Median sale p	rice								
Median price	\$1,100,000	Pro	perty Type	Unit			Suburb	Bentleigh East	
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/16 Brady Rd BENTLEIGH EAST 3165	\$757,000	05/05/2023
2	4/9 Argyle St BENTLEIGH EAST 3165	\$701,500	27/02/2023
3	2/630 Centre Rd BENTLEIGH EAST 3165	\$700,000	25/03/2023

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:

31/07/2023 16:47





Kon Galitos 9593 4500 0414 902 680



Rooms: 4 Property Type: Villa Agent Comments kongalitos Indicative Selling Price \$660,000 - \$720,000 Median Unit Price Year ending June 2023: \$1,100,000

Comparable Properties



2/16 Brady Rd BENTLEIGH EAST 3165 (REI/VG)



Price: \$757,000 Method: Sold Before Auction Date: 05/05/2023 Property Type: Unit Land Size: 341 sqm approx Agent Comments



4/9 Argyle St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$701,500 Method: Sold Before Auction Date: 27/02/2023 Property Type: Unit



2/630 Centre Rd BENTLEIGH EAST 3165 (VG) Agent Comments



Price: \$700,000 Method: Sale Date: 25/03/2023 Property Type: Flat/Unit/Apartment (Res)

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





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