

# 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 3/134 Bignell Road, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$720,000

### Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2022 to 30/06/2023 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	2/16 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



**Rooms:** 4  
**Property Type:** Villa  
**Agent Comments**

**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)**

**Agent Comments**



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



**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