

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 3/190 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$1,210,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2022 to 30/09/2023 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	215/24 Becket Av BENTLEIGH EAST 3165	\$520,000	21/08/2023
2	305/669 Centre Rd BENTLEIGH EAST 3165	\$510,000	05/11/2023
3	6/190 Bignell Rd BENTLEIGH EAST 3165	\$505,000	04/08/2023

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: 15/11/2023 22:19



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending September 2023: \$1,210,000

Comparable Properties

215/24 Becket Av BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 21/08/2023

Property Type: Apartment



305/669 Centre Rd BENTLEIGH EAST 3165
(REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 05/11/2023

Property Type: Apartment



6/190 Bignell Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

2 2 1

Price: \$505,000

Method: Private Sale

Date: 04/08/2023

Property Type: Apartment

Account - Ray White Moorabbin | P: 03 9555 1911