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	130 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

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

Single price $1,160,000

Median sale price

Median price $1,525,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2022 to 30/06/2022 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	374 Chesterville Rd BENTLEIGH EAST 3165	$1,200,000	28/05/2022
2	1/12 Hodgson Gr BENTLEIGH EAST 3165	$1,132,000	26/02/2022
3	2/54 Brady Rd BENTLEIGH EAST 3165	$1,100,000	16/02/2022

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: 26/07/2022 14:50

130 Bignell Road, Bentleigh East Vic 3165



3 2 2

Property Type: House (Res)
Land Size: 230 sqm approx

Agent Comments

Indicative Selling Price
$1,160,000
Median House Price
June quarter 2022: $1,525,000

Comparable Properties



374 Chesterville Rd BENTLEIGH EAST 3165 (REI)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



1/12 Hodgson Gr BENTLEIGH EAST 3165 (REI/VG)

3 1 2

Price: $1,132,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments



2/54 Brady Rd BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 16/02/2022
Property Type: Unit
Land Size: 330 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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