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	2/36 Bonny Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $690,000 & $759,000

Median sale price

Median price $1,172,500 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 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	4/30 Tucker Rd BENTLEIGH 3204	$720,000	21/06/2021
2	1/19 Schofield St MOORABBIN 3189	$740,000	28/05/2021
3	11/4-6 Maxwell Ct MOORABBIN 3189	$725,000	22/05/2021

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: 07/07/2021 09:58

2/36 Bonny Street, Bentleigh East Vic 3165



2 1 1

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 232 approx sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $759,000
Median Unit Price
March quarter 2021: $1,172,500

Comparable Properties



4/30 Tucker Rd BENTLEIGH 3204 (REI)

2 1 2

Price: $720,000
Method: Private Sale
Date: 21/06/2021
Property Type: Unit
Land Size: 194 sqm approx

Agent Comments



1/19 Schofield St MOORABBIN 3189 (REI)

2 1 1

Price: $740,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: Unit

Agent Comments



11/4-6 Maxwell Ct MOORABBIN 3189 (REI)

2 1 2

Price: $725,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.