



Statement of Information Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: 139 Bignell Road, Bentleigh East Vic 3165

Indicative selling price

Price : Private Sale
Negotiable

Median sale price

Median price House Suburb or locality

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months (to 1 year – as insufficient data is available), 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
1 135 Mackie Road, Bentleigh East	\$1,190,000	24/06/2020
2 5 Edinburgh Street, Bentleigh east	\$1,246,000	09/05/2020
3 64 Mawby Road, Bentleigh East	\$1,262,000	05/06/2020
4 112 Bignell Road, Bentleigh East	\$1,200,000	05/03/2020

- Care should be taken to adjust for various aspects of the property provided Vs the properties provided as comparables, such as building size, orientation, and block size.

This statement of information was prepared on: