## Statement of Information

## Single residential property located in the Melbourne metropolitan area

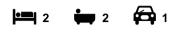
## Section 47AF of the Estate Agents Act 1980

Property o	offere	d for s	ale							-
Address Including suburb and postcode		165a Bignell Road, Bentleigh East Vic 3165								
Indicative	sellir	ng pric	e							
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range bet	\$750,0	000		&	\$800,000					
Median sale price										
Median p	Median price \$1,400,0			Pro	operty Type Hou	use		Suburb	Bentleigh E	ast
Period - Fi	rom	01/01/20	025	to	31/03/2025	Sc	ource	REIV		
Comparab	ole pr	operty	sales	(*De	lete A or B bel	ow as ap	plica	ble)		
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property									rice	Date of sale
1										
2										
3										
OR										
					epresentative reawork workilometres of					
	This Statement of Information was prepared on:								02/07/2025 13:08	









Rooms: 3

Property Type: House (Res)

**Agent Comments** 

Indicative Selling Price \$750,000 - \$800,000 Median House Price March quarter 2025: \$1,400,000

## Comparable Properties

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



