

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

1/7 Kenlon Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$829,000

Median sale price

Median price \$1,071,000

House

Unit

X

Suburb

Bentleigh East

Period - From 01/07/2017

to

30/06/2018

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	1/55 Victor Rd BENTLEIGH EAST 3165	\$890,000	11/09/2018
2	1/9 Warwick St BENTLEIGH EAST 3165	\$871,500	17/08/2018
3	1/1 Franklin St MOORABBIN 3189	\$840,000	05/08/2018

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.

1/7 Kenlon Street, Bentleigh East Vic 3165

hockingstuart

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4 2 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$829,000

Median Unit Price
Year ending June 2018: \$1,071,000

Comparable Properties



1/55 Victor Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 2 2

Price: \$890,000
Method: Private Sale
Date: 11/09/2018
Rooms: -
Property Type: Unit

1/9 Warwick St BENTLEIGH EAST 3165 (REI) **Agent Comments**

3 1 1

Price: \$871,500
Method: Private Sale
Date: 17/08/2018
Rooms: -
Property Type: House
Land Size: 365 sqm approx



1/1 Franklin St MOORABBIN 3189 (VG) **Agent Comments**

4 - -

Price: \$840,000
Method: Sale
Date: 05/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)