hockingstuart

Sophorn En 03 9557 7733 0402 149 342

sen@hockingstuart.com.au

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

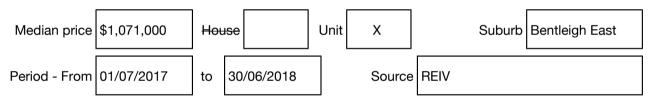
1/7 Kenlon Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$829,000

Median sale price



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.

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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.





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Rooms: Property Type: House (Res) Agent Comments Sophorn En 03 9557 7733 0402 149 342 sen@hockingstuart.com.au

Indicative Selling Price \$829,000 Median Unit Price Year ending June 2018: \$1,071,000

Comparable Properties



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

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



1/55 Victor Rd BENTLEIGH EAST 3165 (REI)

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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)



Price: \$840,000

Agent Comments

Agent Comments

Method: Sale Date: 05/08/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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REIV Spropertydata

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