Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

70b Kennedy Street, Bentleigh East Vic 3165
•
70

Indicative selling price

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

Single price \$1,459,000

Median sale price

Median price \$1,270,500	Pro	operty Type Uni	t	Su	ıburb	Bentleigh East
Period - From 01/04/2021	to	31/03/2022	Sou	urce RE	EIV	

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

Add	dress of comparable property	Price	Date of sale
1	34b Matthews Rd BENTLEIGH EAST 3165	\$1,520,000	28/04/2022
2	42a Goodrich St BENTLEIGH EAST 3165	\$1,520,000	04/03/2022
3	9a Veronica St BENTLEIGH EAST 3165	\$1,465,000	10/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/06/2022 09:13





Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,459,000 **Median Unit Price**

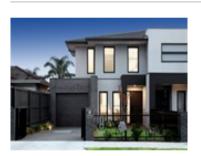
Year ending March 2022: \$1,270,500



Property Type: Townhouse (Res) Land Size: 390 sqm approx

Agent Comments

Comparable Properties



34b Matthews Rd BENTLEIGH EAST 3165

(REI)

Price: \$1,520,000

Method: Sold Before Auction

Date: 28/04/2022

Property Type: Townhouse (Res)

Agent Comments



Price: \$1,520,000 Method: Sold Before Auction

Date: 04/03/2022

Property Type: Townhouse (Res)

42a Goodrich St BENTLEIGH EAST 3165 (REI) Agent Comments









(REI/VG)

Price: \$1,465,000

Method: Sold Before Auction

Date: 10/03/2022

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



