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

5a Kurrajong Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,300,000			
Median sale price								
Median price	\$1,182,500	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	7a Stockdale Av BENTLEIGH EAST 3165	\$1,395,000	19/10/2020
2	12b Chauvel St BENTLEIGH EAST 3165	\$1,300,000	08/07/2020
3	79b Parkmore Rd BENTLEIGH EAST 3165	\$1,279,000	18/06/2020

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.

This Statement of Information was prepared on:

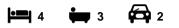
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5a Kurrajong Street, Bentleigh East Vic 3165







Property Type: Townhouse (Res) **Land Size:** 0 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,300,000 Median Unit Price September quarter 2020: \$1,182,500

Comparable Properties

	7a Stockdale Av BENTLEIGH EAST 3165 (REI) 4 3 6 2 Price: \$1,395,000 Method: Private Sale Date: 19/10/2020 Rooms: 7 Property Type: Townhouse (Single) Land Size: 351 sqm approx	Agent Comments
	12b Chauvel St BENTLEIGH EAST 3165 (REI/VG) Price: \$1,300,000 Method: Private Sale Date: 08/07/2020 Property Type: Townhouse (Single) Land Size: 404 sqm approx	Agent Comments
buxton	79b Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)Image: 14Image: 1Image: 14Image: 1Image: 11Image: 1Image: 111Image: 111Image: 111Image: 111Image: 111Image: 111Image: 111Image: 211Image: 211Image: 311Image: 31 <td>Agent Comments</td>	Agent Comments

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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.