

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

9 Keswick Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,490,800

Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Bentleigh East

Period - From

09/02/2020

to

08/02/2021

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	5 Caleb St BENTLEIGH EAST 3165	\$1,450,000	01/12/2020
2	46 Castlewood St BENTLEIGH EAST 3165	\$1,440,000	19/12/2020
3	4 Forster Ct BENTLEIGH EAST 3165	\$1,420,000	07/12/2020

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:

09/02/2021 09:53

9 Keswick Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
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anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,490,800

Median House Price

09/02/2020 - 08/02/2021: \$1,210,000



3 2 1

Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments

Fabulous 3 bedroom timber home in the new McKinnon Secondary College zone proposed boundary, with a contemporary vintage twist, 3 spacious living areas, a glamorous glossy kitchen with grey stone benchtops & Bosch appliances and an expansive rear garden (storage garage & studio). Near Marlborough St Reserve, GESAC, Chadstone, bus & Mackie Rd shops.

Comparable Properties



5 Caleb St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,450,000

Method: Private Sale

Date: 01/12/2020

Property Type: House



46 Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

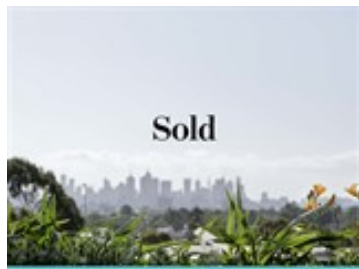
3 2 2

Price: \$1,440,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)



4 Forster Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,420,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

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



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.