

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

1/1 Kershaw Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,182,500 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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	20 Luain Av OAKLEIGH SOUTH 3167	\$1,032,000	04/07/2020
2	33 Paloma St BENTLEIGH EAST 3165	\$1,005,000	20/06/2020
3			

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: 01/12/2020 11:08



3 2 2

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price

\$950,000 - \$1,000,000

Median Unit Price

September quarter 2020: \$1,182,500

Comparable Properties



20 Luain Av OAKLEIGH SOUTH 3167 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,032,000

Method: Auction Sale

Date: 04/07/2020

Rooms: 5

Property Type: Unit

Land Size: 260 sqm approx



33 Paloma St BENTLEIGH EAST 3165 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,005,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 335 sqm approx

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.