

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

6/76-78 Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$1,272,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2021 to 31/12/2021 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	5/6 Reid St OAKLEIGH SOUTH 3167	\$533,000	11/12/2021
2			
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: 29/03/2022 12:59

6/76-78 Kennedy Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

December quarter 2021: \$1,272,000



 2  1  1

Property Type: Unit

Agent Comments

Soaking up the northern sun, this bright 2 bedroom unit enjoys a sun filled living area, a sizeable kitchen/meals area, a paved alfresco courtyard, heating and parking for two cars. Walk to The Links Shopping Centre and buses, zoned for Coatesville Primary School.

Comparable Properties



5/6 Reid St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 2  1  1

Price: \$533,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit

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.

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



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