Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	17 Keswick Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Bentleigh East
Period - From	01/04/2020	to	30/06/2020		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

	aress of comparable property	1 1100	Date of Sale
1	5 Edinburgh St BENTLEIGH EAST 3165	\$1,246,000	09/05/2020
2	135 Mackie Rd BENTLEIGH EAST 3165	\$1,190,000	24/06/2020
3	37 Brooks St BENTLEIGH EAST 3165	\$1,180,000	10/07/2020

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:	30/09/2020 17:53



Date of sale



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2020: \$1,150,000

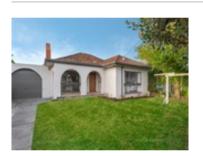




Property Type: House **Land Size:** 576 sqm approx

Agent Comments

Comparable Properties



5 Edinburgh St BENTLEIGH EAST 3165

(REI/VG)

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Price: \$1,246,000 Method: Private Sale Date: 09/05/2020 Property Type: House Land Size: 585 sqm approx

135 Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

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Price: \$1,190,000 Method: Private Sale Date: 24/06/2020 Property Type: House Land Size: 598 sqm approx **Agent Comments**

Agent Comments



37 Brooks St BENTLEIGH EAST 3165 (REI/VG) Agent Comments





Price: \$1,180,000

Method: Sold Before Auction

Date: 10/07/2020

Property Type: House (Res) **Land Size:** 696 sqm approx

Account - Jellis Craig | P: 03 9194 1200



