

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

52 Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,300,000

&

\$1,390,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2022

to 31/12/2022

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	36 Orange St BENTLEIGH EAST 3165	\$1,390,000	17/09/2022
2	9 Moorookyle Av HUGHESDALE 3166	\$1,350,000	26/11/2022
3	15 Konrad St BENTLEIGH EAST 3165	\$1,310,400	26/11/2022

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:

13/02/2023 08:40

52 Kennedy Street, Bentleigh East Vic 3165



3 2 2

Property Type: House
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,390,000
Median House Price
December quarter 2022: \$1,390,000

Comparable Properties



36 Orange St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3 1 3

Price: \$1,390,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 682 sqm approx



9 Moorookyle Av HUGHESDALE 3166 (REI) **Agent Comments**

4 1 2

Price: \$1,350,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 754 sqm approx



15 Konrad St BENTLEIGH EAST 3165 (REI) **Agent Comments**

4 1 3

Price: \$1,310,400
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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