## 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

30 KENNEDY STREET, BENTLEIGH EAST VIC 3165

#### Indicative selling price

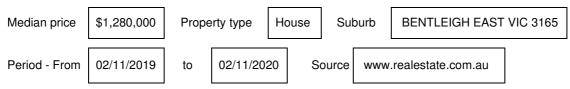
For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,300,000 to

\$1,430,000

### Median sale price



#### **Comparable property sales**

**A**<sup>\*</sup> 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 Samuel Court, Bentleigh East Vic 3165     | \$1,300,000 | 19/10/2020   |
| 2.                             | 21 Vera Street, Bentleigh East Vic 3165     | \$1,409,000 | 22/05/2020   |
| 3.                             | 27 Bradford Street, Bentleigh East Vic 3165 | \$1,422,000 | 14/10/2020   |

This Statement of Information was prepared on:

19/11/2020