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

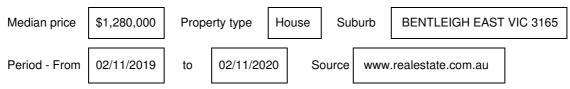
For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,300,000 to

\$1,430,000

Median sale price



Comparable property sales

A^{*} 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