

# 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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,300,000

to

\$1,430,000

### Median sale price

Median price

\$1,280,000

Property type

House

Suburb

BENTLEIGH EAST VIC 3165

Period - From

02/11/2019

to

02/11/2020

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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