

## 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

24B KURRAJONG STREET BENTLEIGH EAST VIC 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Bentleigh East

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 6 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 6B GOODRICH STREET BENTLEIGH EAST VIC 3165 | \$1,515,000 | 21-May-22 |
| 7A GOWRIE STREET BENTLEIGH EAST VIC 3165   | \$1,437,500 | 25-Jun-22 |
| 36A KENNEDY STREET BENTLEIGH EAST VIC 3165 | \$1,635,000 | 10-Sep-22 |

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 6 months.~~

This Statement of Information was prepared on: 12 November 2022



**6B GOODRICH STREET BENTLEIGH  
EAST VIC 3165**

Sold Price

**\$1,515,000**

Sold Date

**21-May-22**



4



3



3

Distance

**0.23km**



**7A GOWRIE STREET BENTLEIGH  
EAST VIC 3165**

Sold Price

**\$1,437,500**

Sold Date

**25-Jun-22**



3



2



2

Distance

**0.34km**



**36A KENNEDY STREET BENTLEIGH  
EAST VIC 3165**

Sold Price

**\$1,635,000**

Sold Date

**10-Sep-22**



4



3



2

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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