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

15 Kenlon Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,504,000	Pro	operty Type	Hou	se		Suburb	Bentleigh East
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	52 Denver St BENTLEIGH EAST 3165	\$1,619,000	03/08/2024
2	14 Florence St BENTLEIGH EAST 3165	\$1,642,000	18/06/2024
3	6 Leigh St BENTLEIGH EAST 3165	\$1,510,000	25/05/2024

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:

13/08/2024 16:24





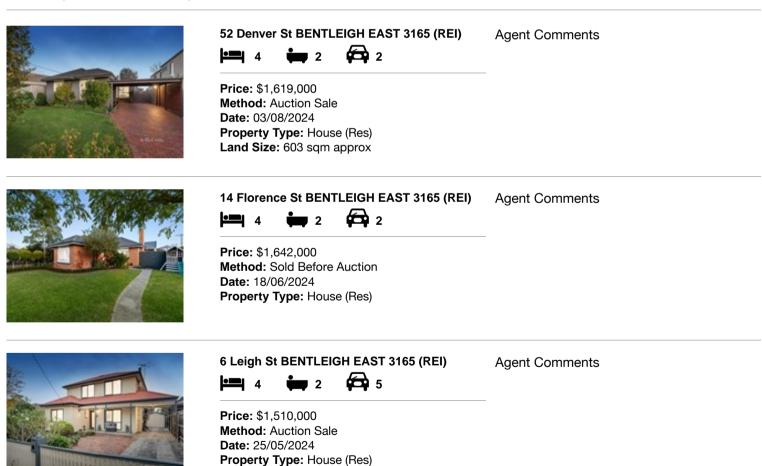


Property Type: House Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June quarter 2024: \$1,504,000

Comparable Properties



Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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