

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

25 Kershaw Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,060,000

Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2020

to

31/03/2020

Source

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.

	Address of comparable property	Price	Date of sale
1	2 Noora Av BENTLEIGH EAST 3165	\$1,150,000	21/03/2020
2	11 Matthews Rd BENTLEIGH EAST 3165	\$1,030,000	13/04/2020
3	65 Bignell Rd BENTLEIGH EAST 3165	\$980,000	16/04/2020

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:

30/04/2020 14:53



 4  2 

Property Type: House (Res)
Land Size: 585.452 sqm approx
Agent Comments

Indicative Selling Price
\$1,060,000

Median House Price
March quarter 2020: \$1,252,500

Comparable Properties



2 Noora Av BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  1

Price: \$1,150,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 610 sqm approx



11 Matthews Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,030,000
Method: Private Sale
Date: 13/04/2020
Property Type: House
Land Size: 588 sqm approx



65 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  4

Price: \$980,000
Method: Private Sale
Date: 16/04/2020
Property Type: House