#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

28 Kennedy Street, Bentleigh East Vic 3165
28

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,100,000	Pro	perty Type H	louse		Suburb	Bentleigh East
Period - From	01/07/2020	to	30/09/2020		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

	aress of comparable property	1 1100	Date of Sale
1	5 Samuel Ct BENTLEIGH EAST 3165	\$1,300,000	19/10/2020
2	14 Lilac St BENTLEIGH EAST 3165	\$1,300,000	12/06/2020
3	17 Keswick St BENTLEIGH EAST 3165	\$1,240,000	08/10/2020

#### 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:	07/12/2020 15:41



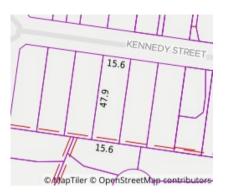
Date of sale



Nick Renna 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** 

September quarter 2020: \$1,100,000



### Property Type: House **Agent Comments**

## Comparable Properties



5 Samuel Ct BENTLEIGH EAST 3165 (REI)





Price: \$1,300,000 Method: Private Sale Date: 19/10/2020 Property Type: House Land Size: 573 sqm approx **Agent Comments** 

14 Lilac St BENTLEIGH EAST 3165 (REI)





Price: \$1,300,000 Method: Private Sale Date: 12/06/2020

Property Type: House (Res)

Agent Comments



17 Keswick St BENTLEIGH EAST 3165 (REI)

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Price: \$1,240,000 Method: Private Sale Date: 08/10/2020

Property Type: House (Res) Land Size: 576 sqm approx Agent Comments

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