

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

28 Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,100,000

Property Type

House

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	Price	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



Property Type: House

Agent Comments

Comparable Properties



5 Samuel Ct BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 19/10/2020

Property Type: House

Land Size: 573 sqm approx

14 Lilac St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 12/06/2020

Property Type: House (Res)



17 Keswick St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 576 sqm approx