

# 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

4 Kadir Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,547,500 Property Type House Suburb Bentleigh East

Period - From 01/07/2021 to 30/09/2021 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	9 Brooks St BENTLEIGH EAST 3165	\$1,843,500	19/08/2021
2	4 Stockdale Av BENTLEIGH EAST 3165	\$1,750,000	17/04/2021
3	13 York St BENTLEIGH EAST 3165	\$1,740,000	27/05/2021

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: 15/10/2021 16:01



4 3 3

**Property Type:** House

**Agent Comments**

Brilliant 4 bed + study 3.5 bath single level family sensation enjoys a radiant living & dining area, stylish lounge, children's play area/formal dining room, gleaming kitchen, Warm with Spotted Gum floors, ducted heating, R/C air con, security, home automation, water tanks, carport via auto gate.

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

September quarter 2021: \$1,547,500

## Comparable Properties



**9 Brooks St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,843,500

**Method:** Auction Sale

**Date:** 19/08/2021

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**4 Stockdale Av BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**13 York St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 27/05/2021

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

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