Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	4 Kadir Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,650,	000 &	\$1,750,000	
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Median sale price

Median price	\$1,547,500	Pro	perty 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

Add	dress 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 comparableproperties 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









Property Type: House **Agent Comments**

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price**

September quarter 2021: \$1,547,500 Brilliant 4 bed + study 3.5 bath single level family sensation enjoys a radiant living &

Warm with Spotted Gum floors, ducted heating, R/C air con, security, home automation, water tanks, carport via auto gate.

Comparable Properties



9 Brooks St BENTLEIGH EAST 3165 (REI)



Price: \$1,843,500 Method: Auction Sale Date: 19/08/2021

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments

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dining area, stylish lounge, children's play area/formal dining room, gleaming kitchen,



4 Stockdale Av BENTLEIGH EAST 3165

(REI/VG)





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)



Price: \$1,740,000 Method: Auction Sale Date: 27/05/2021

Property Type: House (Res) Land Size: 613 sqm approx





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