

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

3/76-78 Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$765,000

Property Type Unit

Suburb Bentleigh East

Period - From 05/05/2021

to 04/05/2022

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	2/7 Crawford Rd CLARINDA 3169	\$627,000	12/02/2022
2	3/24 Pell St BENTLEIGH EAST 3165	\$610,000	12/04/2022
3	6/76-78 Kennedy St BENTLEIGH EAST 3165	\$587,000	14/04/2022

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:

05/05/2022 11:39

3/76-78 Kennedy Street, Bentleigh East Vic 3165

Ryan Counihan

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Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

05/05/2021 - 04/05/2022: \$765,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



2/7 Crawford Rd CLARINDA 3169 (REI)

Agent Comments

2 1 1

Price: \$627,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Unit

Land Size: 186 sqm approx



3/24 Pell St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 12/04/2022

Property Type: Unit



6/76-78 Kennedy St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$587,000

Method: Sold Before Auction

Date: 14/04/2022

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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