

# 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 Kershaw 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,415,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/05/2022

to

30/04/2023

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	21 Richard St BENTLEIGH EAST 3165	\$1,145,000	04/03/2023
2	2 Magnolia Av BENTLEIGH EAST 3165	\$1,105,000	03/03/2023
3	4 Havana Ct BENTLEIGH EAST 3165	\$1,056,000	11/03/2023

**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:

01/05/2023 19:48

3 Kershaw Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Anthony Fordham  
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anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

01/05/2022 - 30/04/2023: \$1,415,500



3 1 3

**Rooms:** 6

**Property Type:** House

**Land Size:** 571 sqm approx

Agent Comments

## Comparable Properties



**21 Richard St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 1

**Price:** \$1,145,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** House (Res)

**Land Size:** 616 sqm approx



**2 Magnolia Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 1

**Price:** \$1,105,000

**Method:** Sold Before Auction

**Date:** 03/03/2023

**Property Type:** House (Res)



**4 Havana Ct BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$1,056,000

**Method:** Private Sale

**Date:** 11/03/2023

**Property Type:** House

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



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