

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

25 Kurrajong Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,202,500

Property Type House

Suburb Bentleigh East

Period - From 01/10/2019

to 31/12/2019

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	11 Samuel Ct BENTLEIGH EAST 3165	\$1,070,000	13/12/2019
2	99 Deakin St BENTLEIGH EAST 3165	\$1,070,000	21/08/2019
3			

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:

14/02/2020 14:51



 3  1  1

Property Type: House

Agent Comments

Rendered 3 bedroom + study family home modernised and ready to make it your own. On 609sqm approx. with room to extend, this light filled gem features 3 spacious bedrooms including a gorgeous attic bedroom (WIR), 2 separate living zones, retro kitchen, a private, open rear garden & a LU garage. Love the community, walk to Mackie Road shops, bus & parks.

Comparable Properties



11 Samuel Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,070,000

Method: Private Sale

Date: 13/12/2019

Property Type: House



99 Deakin St BENTLEIGH EAST 3165 (VG)

Agent Comments

 3  -  -

Price: \$1,070,000

Method: Sale

Date: 21/08/2019

Property Type: House (Res)

Land Size: 585 sqm approx

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.