

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

17 Kershaw Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

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	12 Sherlowe Ct BENTLEIGH EAST 3165	\$2,005,000	13/07/2021
2	12 Highview Rd BENTLEIGH EAST 3165	\$1,800,000	30/06/2021
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: 20/10/2021 10:18

17 Kershaw Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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5 4 5

Property Type: House (Previously

Occupied - Detached)

Land Size: 579 sqm approx

Agent Comments

Big and beautiful 5 bedroom + study 4 bathroom family home featuring 3 amazing entertaining zones, a designer stone kitchen (900mm stove & butler's pantry), a gorgeous downstairs main bedroom (pool access, fitted WIR and generous ensuite), a north facing rear garden with undercover alfresco, solar heated pool & beach box cabana; solar panels, solar hot water, zoned ducted heating, evap cooling, ducted vac & an oversized double auto garage. Doors from Kershaw Street Reserve, near Karkarook Park & Yarra Yarra Golf Course.

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

September quarter 2021: \$1,547,500

Comparable Properties



**12 Sherlowe Ct BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

5 2 2

Price: \$2,005,000

Method: Private Sale

Date: 13/07/2021

Property Type: House

Land Size: 640 sqm approx



**12 Highview Rd BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments

5 3 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: House (Res)

Land Size: 620 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.

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