

# 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

27 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 \$1,250,000

&

\$1,300,000

### Median sale price

Median price \$1,363,000

Property Type House

Suburb Bentleigh East

Period - From 01/01/2021

to

31/03/2021

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	15A Bradford St BENTLEIGH EAST 3165	\$1,340,000	22/03/2021
2	10a Yaralla Rd BENTLEIGH EAST 3165	\$1,291,000	16/04/2021
3	2A Normanby Rd BENTLEIGH EAST 3165	\$1,290,000	17/12/2020

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:

19/04/2021 13:33

27 Kershaw Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,300,000

**Median House Price**

March quarter 2021: \$1,363,000



4 3 2

**Property Type:** Townhouse

**Land Size:** 317 sqm approx

Agent Comments

## Comparable Properties



**15A Bradford St BENTLEIGH EAST 3165 (REI)** Agent Comments

4 3 2

**Price:** \$1,340,000

**Method:** Sold Before Auction

**Date:** 22/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 298 sqm approx



**10a Yaralla Rd BENTLEIGH EAST 3165 (REI)** Agent Comments

4 2 2

**Price:** \$1,291,000

**Method:** Sold Before Auction

**Date:** 16/04/2021

**Property Type:** Townhouse (Single)

**2A Normanby Rd BENTLEIGH EAST 3165 (VG)** Agent Comments

4 - -

**Price:** \$1,290,000

**Method:** Sale

**Date:** 17/12/2020

**Property Type:** House (Res)

**Land Size:** 302 sqm approx

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