

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

2/17 Keswick Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,418,500

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2023

to

30/06/2023

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	7b Elimatta Rd CARNEGIE 3163	\$1,800,000	29/04/2023
2	5A Roselyn Cr BENTLEIGH EAST 3165	\$1,770,000	05/04/2023
3	8b Roselyn Cr BENTLEIGH EAST 3165	\$1,730,000	06/05/2023

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:

03/10/2023 12:14



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000
Median House Price
June quarter 2023: \$1,418,500

Comparable Properties



7b Elimatta Rd CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Townhouse (Res)



5A Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,770,000
Method: Sold Before Auction
Date: 05/04/2023
Property Type: Townhouse (Res)



8b Roselyn Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,730,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)
Land Size: 323 sqm approx