# 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

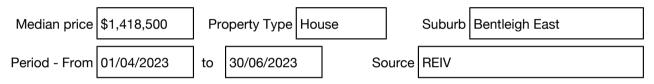
2/17 Keswick Street, Bentleigh East Vic 3165

### Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,750,000

#### Median sale price



# 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)



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

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



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



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



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

Agent Comments

Agent Comments

#### Account - 11 North | P: 1300 353 836



Propertydata

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