

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

22 Keswick Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,220,000

&

\$1,320,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/07/2020

to

30/09/2020

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	63 Stockdale Av BENTLEIGH EAST 3165	\$1,310,000	06/05/2020
2	5 Edinburgh St BENTLEIGH EAST 3165	\$1,246,000	09/05/2020
3	17 Keswick St BENTLEIGH EAST 3165	\$1,240,000	08/10/2020

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:

02/11/2020 14:01



Property Type: House

Land Size: 552 sqm approx

Agent Comments

Comparable Properties



**63 Stockdale Av BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 06/05/2020

Property Type: House (Res)

Land Size: 585 sqm approx



**5 Edinburgh St BENTLEIGH EAST 3165
(REI/VG)**

Agent Comments



Price: \$1,246,000

Method: Private Sale

Date: 09/05/2020

Property Type: House

Land Size: 585 sqm approx



17 Keswick St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,240,000

Method: Private Sale

Date: 08/10/2020

Property Type: House (Res)

Land Size: 576 sqm approx