

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

21 Kenjulie Drive, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,462,250

Property Type House

Suburb Bentleigh East

Period - From 01/07/2024

to 30/09/2024

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	64 Deakin St BENTLEIGH EAST 3165	\$1,900,000	26/11/2024
2	6 Yarraburn Cl BENTLEIGH EAST 3165	\$1,900,000	31/08/2024
3	14 Catherine Rd BENTLEIGH EAST 3165	\$2,028,000	14/08/2024

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:

15/01/2025 12:57



 3  3  2

Property Type: House

Agent Comments

Comparable Properties



64 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$1,900,000

Method: Sold Before Auction

Date: 26/11/2024

Property Type: House (Res)

Land Size: 620 sqm approx



6 Yarraburn CI BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,900,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 602 sqm approx



14 Catherine Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,028,000

Method: Sold Before Auction

Date: 14/08/2024

Property Type: House (Res)

Land Size: 622 sqm approx