# 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

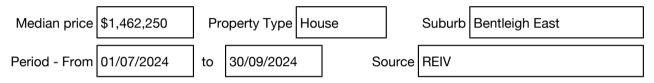
21 Kenjulie Drive, Bentleigh East Vic 3165

## Indicative selling price

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Single price \$2,000,000

#### 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	64 Deakin St BENTLEIGH EAST 3165	\$1,900,000	26/11/2024
2	6 Yarraburn CI 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





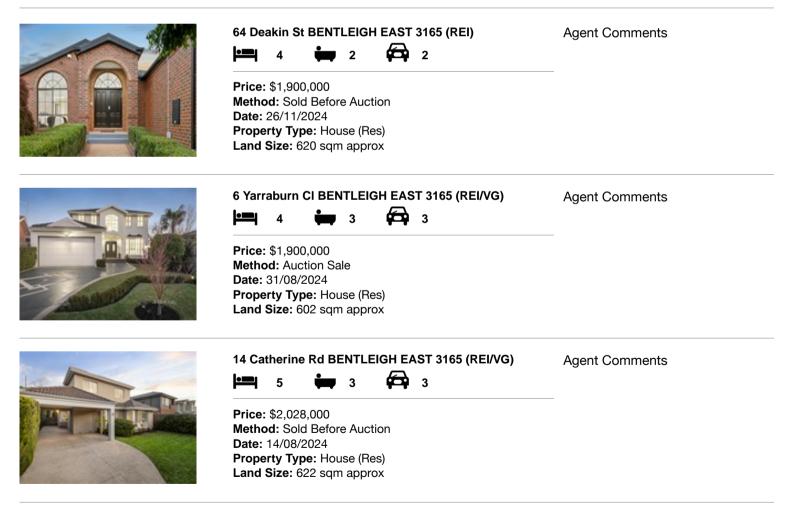




Property Type: House Agent Comments Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

Indicative Selling Price \$2,000,000 Median House Price September quarter 2024: \$1,462,250

# **Comparable Properties**



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



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