

## 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

55 Kennedy Street, Bentleigh East Vic 3165

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,275,000

**Median sale price**

Median price

\$1,229,000

House

X

Unit

Suburb

Bentleigh East

Period - From

01/10/2016

to

30/09/2017

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	55 Blamey St BENTLEIGH EAST 3165	\$1,330,000	23/09/2017
2	9 Cecil St BENTLEIGH EAST 3165	\$1,321,000	02/12/2017
3	16 Victor Rd BENTLEIGH EAST 3165	\$1,274,000	18/11/2017

**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.



 3  2  2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 711 sqm approx

Agent Comments

## Comparable Properties



**55 Blamey St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**9 Cecil St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,321,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 738 sqm approx



**16 Victor Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,274,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 702 sqm approx