

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 31 Kennedy Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$1,504,000 Property Type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 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	6 Barkly St HUGHESDALE 3166	\$2,120,000	03/08/2024
2	7 Clements St BENTLEIGH EAST 3165	\$2,220,000	30/05/2024
3	10 Clifton St BENTLEIGH EAST 3165	\$2,333,000	23/03/2024

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: 26/08/2024 15:44



 5  3  4

Property Type: House
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,310,000
Median House Price
June quarter 2024: \$1,504,000

Comparable Properties



6 Barkly St HUGHESDALE 3166 (REI)

Agent Comments

 4  2  2

Price: \$2,120,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)



7 Clements St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  2

Price: \$2,220,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)



10 Clifton St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,333,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 571 sqm approx

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