

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	18 Kershaw Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,107,500	Hou	Ise	Unit	Х		Suburb	Bentleigh East
Period - From	01/04/2019	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	14a Vasey St BENTLEIGH EAST 3165	\$1,296,000	03/08/2019
2	70b Kennedy St BENTLEIGH EAST 3165	\$1,283,000	10/05/2019
3	41a Northam Rd BENTLEIGH EAST 3165	\$1,220,000	11/06/2019

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.

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Indicative Selling Price \$1,240,000 **Median Unit Price** June quarter 2019: \$1,107,500





Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



14a Vasey St BENTLEIGH EAST 3165 (REI)





Price: \$1,296,000 Method: Auction Sale Date: 03/08/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 360 sqm approx

Agent Comments



70b Kennedy St BENTLEIGH EAST 3165

(REI/VG)





Price: \$1,283,000 Method: Private Sale Date: 10/05/2019

Rooms: -

Property Type: Townhouse (Single) Land Size: 390 sqm approx

Agent Comments



41a Northam Rd BENTLEIGH EAST 3165

(REI/VG)



Price: \$1,220,000 Method: Private Sale Date: 11/06/2019

Property Type: Townhouse (Single) Land Size: 316 sqm approx

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Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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