

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

18 Kershaw Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,240,000

Median sale price

Median price \$1,107,500

House

Unit

X

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.

	Address 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.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



14a Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,296,000

Method: Auction Sale

Date: 03/08/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 360 sqm approx



70b Kennedy St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,283,000

Method: Private Sale

Date: 10/05/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 390 sqm approx



41a Northam Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 11/06/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 316 sqm approx