

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

10 Kenjulie Drive, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	46 Abbin Av BENTLEIGH EAST 3165	\$1,355,000	13/06/2024
2	15 Marrbridge Rd MOORABBIN 3189	\$1,308,000	04/05/2024
3	19 Brosnan Rd BENTLEIGH EAST 3165	\$1,300,000	30/05/2024

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:

09/07/2024 11:34



Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,485,000

Comparable Properties



46 Abbin Av BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 588 sqm approx



15 Marrbridge Rd MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,308,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 544 sqm approx



19 Brosnan Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 30/05/2024
Property Type: House (Res)
Land Size: 602 sqm approx