

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

24B Kurrajong Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,350,000 & \$1,420,000

Median sale price

Median price \$1,410,000 Property Type Townhouse Suburb Bentleigh East

Period - From 20/07/2022 to 19/07/2023 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	1C East View Cr BENTLEIGH EAST 3165	\$1,375,000	12/04/2023
2	22/27 Dromana Av BENTLEIGH EAST 3165	\$1,370,000	22/04/2023
3			

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: 20/07/2023 12:17



Rooms: 6

Property Type: Townhouse
(Single)

Land Size: 314m2 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,420,000

Median Townhouse Price

20/07/2022 - 19/07/2023: \$1,410,000

Comparable Properties



1C East View Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,375,000

Method: Sold Before Auction

Date: 12/04/2023

Property Type: Townhouse (Res)



22/27 Dromana Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,370,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)

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.