

# 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 7 Kashmira Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,418,500 Property Type House Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 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	5 Glover St BENTLEIGH EAST 3165	\$1,200,000	04/05/2023
2	15 Rudyard St BENTLEIGH EAST 3165	\$1,170,000	05/05/2023
3	15 Bessie St BENTLEIGH EAST 3165	\$1,140,000	26/08/2023

**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: 05/10/2023 16:07

7 Kashmira Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Gavin van Rooyen

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 2    1    2

**Rooms:** 4

**Property Type:** House

**Land Size:** 557 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

June quarter 2023: \$1,418,500

## Comparable Properties



**5 Glover St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 04/05/2023

**Property Type:** House (Res)

**Land Size:** 582 sqm approx



**15 Rudyard St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,170,000

**Method:** Sold Before Auction

**Date:** 05/05/2023

**Property Type:** House (Res)

**Land Size:** 564 sqm approx



**15 Bessie St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 2    1    2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

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