

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

4 Rose Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,550,000 Property Type House Suburb Bentleigh

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	26 Hall St MCKINNON 3204	\$1,910,000	02/09/2023
2	4 Lewis St MCKINNON 3204	\$1,875,000	19/04/2023
3	27 Phillip St BENTLEIGH 3204	\$1,850,000	18/07/2023

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:

26/09/2023 10:39



4 1 2

Property Type: House
Land Size: 778 sqm approx
Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

June quarter 2023: \$1,550,000

Comparable Properties



26 Hall St MCKINNON 3204 (REI)

Agent Comments

3 1 2

Price: \$1,910,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 638 sqm approx



4 Lewis St MCKINNON 3204 (REI)

Agent Comments

5 3 2

Price: \$1,875,000
Method: Private Sale
Date: 19/04/2023
Property Type: House



27 Phillip St BENTLEIGH 3204 (REI)

Agent Comments

3 1 3

Price: \$1,850,000
Method: Sold Before Auction
Date: 18/07/2023
Property Type: House (Res)
Land Size: 776 sqm approx

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