

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

4A Rosina Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,550,000

Property Type Townhouse

Suburb Bentleigh

Period - From 20/02/2023

to

19/02/2024

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	33a Vasey St BENTLEIGH EAST 3165	\$1,550,000	28/11/2023
2	9a Small Rd BENTLEIGH 3204	\$1,550,000	12/02/2024
3	58a Mawby Rd BENTLEIGH EAST 3165	\$1,514,000	02/12/2023

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:

20/02/2024 11:05



Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



33a Vasey St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,550,000

Method: Sold Before Auction

Date: 28/11/2023

Property Type: Townhouse (Res)

Land Size: 313 sqm approx



9a Small Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 12/02/2024

Property Type: Townhouse (Single)



58a Mawby Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,514,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)