

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

5 Rosina Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,280,000

&

\$1,350,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	79 Robert St BENTLEIGH 3204	\$1,361,000	12/12/2020
2	34 Patterson Rd BENTLEIGH 3204	\$1,340,000	13/10/2020
3	29 Brewer Rd BENTLEIGH 3204	\$1,300,000	19/12/2020

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:

02/02/2021 16:30

5 Rosina Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky
9593 4500
0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

December quarter 2020: \$1,532,500



 3  1  2

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Untouched weatherboard classic on 602sqm approx. of land, enjoying a north facing rear aspect and potential to build your dream home or 2 townhouses (STCA). Walk to train, bus, shops, cafes, Tucker Road PS, Halley Park and Holmesglen TAFE.

Comparable Properties



79 Robert St BENTLEIGH 3204 (REI)

Agent Comments

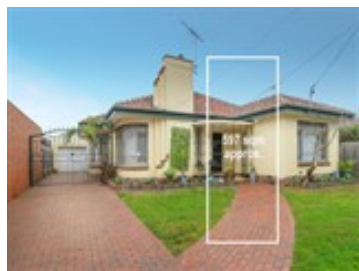
 2  1  2

Price: \$1,361,000

Method: Auction Sale

Date: 12/12/2020

Property Type: House



34 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  6

Price: \$1,340,000

Method: Private Sale

Date: 13/10/2020

Property Type: House

Land Size: 597 sqm approx



29 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,300,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 529 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.