

# 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

15b Roselyn Crescent, 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 \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,446,500

Property Type House

Suburb Bentleigh East

Period - From 01/04/2021

to

30/06/2021

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	48B Lahona Av BENTLEIGH EAST 3165	\$1,827,000	01/07/2021
2	1B Stockdale Av BENTLEIGH EAST 3165	\$1,740,000	01/07/2021
3	15b Delhi St BENTLEIGH 3204	\$1,650,000	14/08/2021

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:

30/09/2021 12:54

15b Roselyn Crescent, Bentleigh East Vic 3165

**Jellis Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

June quarter 2021: \$1,446,500



 4  3  2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**48B Lahona Av BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$1,827,000

**Method:** Sold Before Auction

**Date:** 01/07/2021

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx

**1B Stockdale Av BENTLEIGH EAST 3165 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,740,000

**Method:** Sale

**Date:** 01/07/2021

**Property Type:** House (Res)

**Land Size:** 353 sqm approx



**15b Delhi St BENTLEIGH 3204 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 14/08/2021

**Property Type:** Townhouse (Res)

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



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