

# 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 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 \$1,350,000 & \$1,400,000

### Median sale price

Median price \$1,172,500 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 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 | 10B Hunter St CARNEGIE 3163     | \$1,445,000 | 18/04/2021   |
| 2 | 2a Lindsay St BENTLEIGH 3204    | \$1,415,000 | 27/03/2021   |
| 3 | 11B Crosbie Rd MURRUMBEENA 3163 | \$1,350,000 | 13/03/2021   |

**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:

28/06/2021 11:31



3 3 1

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx

**Agent Comments**

Timeless 4 bedroom 3 bathroom town residence in the McKinnon Secondary College zone, featuring 2 generous living zones, granite kitchen, a downstairs guest bedroom, a Balinese inspired courtyard garden, Sydney Blue Gum floors & an auto garage. Near Valkstone Primary School.

**Indicative Selling Price**

\$1,350,000 - \$1,400,000

**Median Unit Price**

March quarter 2021: \$1,172,500

## Comparable Properties

**10B Hunter St CARNEGIE 3163 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,445,000

**Method:** Auction Sale

**Date:** 18/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 61 sqm approx



**2a Lindsay St BENTLEIGH 3204 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,415,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)



**11B Crosbie Rd MURRUMBEENA 3163 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 260 sqm approx