

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

8b Roselyn Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,400,000 Property Type Townhouse Suburb Bentleigh East

Period - From 05/04/2022 to 04/04/2023 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	2b Ellen St BENTLEIGH EAST 3165	\$1,650,000	06/02/2023
2	4a Waratah St BENTLEIGH EAST 3165	\$1,625,000	06/02/2023
3	23b Moylan St BENTLEIGH EAST 3165	\$1,620,000	17/12/2022

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: 05/04/2023 12:52

8b Roselyn Crescent, Bentleigh East Vic 3165



4 3 2

Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median Townhouse Price
05/04/2022 - 04/04/2023: \$1,400,000

Comparable Properties



2b Ellen St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 06/02/2023
Property Type: Townhouse (Res)



4a Waratah St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 2

Price: \$1,625,000
Method: Private Sale
Date: 06/02/2023
Property Type: Townhouse (Single)



23b Moylan St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 3 1

Price: \$1,620,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Townhouse (Res)
Land Size: 353 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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