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	8b Roselyn Crescent, Bentleigh East Vic 3165
Including suburb and	•
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,400,000	Pro	perty Type T	ownhouse		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

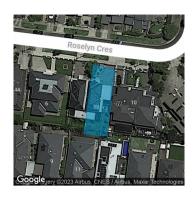
Add	dress of comparable property	Price	Date of sale
1	2b Ellen St BENTLEIGH EAST 3165	\$1,650,000	06/02/2023
2	4a Waratah St BENTLEIGH EAST 3165	\$1,625,000	06/02/2023
3	23b Moylan St BENTLEIGH EAST 3165	\$1,620,000	17/12/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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











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)





Price: \$1.650.000

Method: Sold Before Auction

Date: 06/02/2023

Property Type: Townhouse (Res)

Agent Comments



4a Waratah St BENTLEIGH EAST 3165

(REI/VG)





Price: \$1,625,000 Method: Private Sale Date: 06/02/2023

Property Type: Townhouse (Single)

Agent Comments



23b Moylan St BENTLEIGH EAST 3165

(REI/VG)





Price: \$1,620,000 Method: Auction Sale Date: 17/12/2022

Property Type: Townhouse (Res) Land Size: 353 sqm approx

Agent Comments

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



