

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 12b Roselyn Cres, Bentleigh East Vic 3165

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,200,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
10b May St BENTLEIGH EAST 3165	\$1,636,000	10/09/2023
5b Huntingdon Rd BENTLEIGH EAST 3165	\$1,595,000	05/08/2023
12 Derry St BENTLEIGH EAST 3165	\$1,600,000	24/06/2023

This Statement of Information was prepared on: 20/09/2023