

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

13b Rosina Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,795,000

Median sale price

Median price \$1,492,500 Property Type Townhouse Suburb Bentleigh

Period - From 17/07/2023 to 16/07/2024 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	42 Campbell St BENTLEIGH 3204	\$1,785,000	29/06/2024
2	9A Marquis Rd BENTLEIGH 3204	\$1,690,000	15/06/2024
3	4a Rosina St BENTLEIGH 3204	\$1,560,000	23/04/2024

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:

17/07/2024 11:32

13b Rosina Street, Bentleigh Vic 3204

NICK JOHNSTONE
your personal agent

Joe Doyle

03 9553 8300

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Indicative Selling Price

\$1,650,000 - \$1,815,000

Median Townhouse Price

17/07/2023 - 16/07/2024: \$1,492,500



4 3.5 2

Property Type:

Agent Comments

Comparable Properties



42 Campbell St BENTLEIGH 3204 (REI)

Agent Comments

4 4 -

Price: \$1,785,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Townhouse (Res)



9A Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,690,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)

Land Size: 395 sqm approx



4a Rosina St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 3

Price: \$1,560,000

Method: Private Sale

Date: 23/04/2024

Property Type: Townhouse (Single)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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