

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

12 Rose Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb Bentleigh

Period - From 01/01/2020

to 31/12/2020

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	37 Riddle St BENTLEIGH 3204	\$2,276,000	13/02/2021
2	11 Queen St ORMOND 3204	\$2,250,000	06/02/2021
3	30 Arnold Rd BRIGHTON EAST 3187	\$2,102,500	12/11/2020

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:

25/02/2021 11:03



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Property Type: House
Land Size: 793 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending December 2020: \$1,527,500

Comparable Properties



37 Riddle St BENTLEIGH 3204 (REI)

Agent Comments

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Price: \$2,276,000
Method: Auction Sale
Date: 13/02/2021
Property Type: House (Res)



11 Queen St ORMOND 3204 (REI)

Agent Comments

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Price: \$2,250,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 749 sqm approx



30 Arnold Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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Price: \$2,102,500
Method: Private Sale
Date: 12/11/2020
Property Type: House
Land Size: 680 sqm approx