

# 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

4 Park Crescent, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,800,000

### Median sale price

Median price

\$1,620,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2022

to

30/09/2022

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	10 Rose St BENTLEIGH 3204	\$2,855,000	19/10/2022
2	46 McLean Av BENTLEIGH 3204	\$2,755,000	15/05/2022
3			

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:

09/11/2022 13:43



 4  3  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 558 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,800,000

**Median House Price**

September quarter 2022: \$1,620,000

## Comparable Properties



**10 Rose St BENTLEIGH 3204 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,855,000

**Method:** Sold Before Auction

**Date:** 19/10/2022

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**46 McLean Av BENTLEIGH 3204 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,755,000

**Method:** Private Sale

**Date:** 15/05/2022

**Rooms:** 10

**Property Type:** House

**Land Size:** 567 sqm approx

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.