

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

23 Rose Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$3,500,000

&

\$3,700,000

Median sale price

Median price \$1,770,750

Property Type House

Suburb Bentleigh

Period - From 01/04/2022

to

30/06/2022

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	38 Summerhill Rd BRIGHTON EAST 3187	\$3,800,000	19/03/2022
2	3 Sunlight Cr BRIGHTON EAST 3187	\$3,680,000	14/05/2022
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:

26/08/2022 09:55



5 3 5

Rooms: 4
Property Type: House
Land Size: 1028 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,700,000
Median House Price
June quarter 2022: \$1,770,750

Unrivalled 4 bedroom + study 3.5 bathroom masterpiece on 1028 sqm approx., with 3 entertaining zones (gas fire), a granite kitchen (walk in pantry), a fabulous pool house/5th bed (sauna), a north facing deck, heated pool/spa and a triple auto garage (auto gate). Near Allnutt Park

Comparable Properties



38 Summerhill Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$3,800,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 784 sqm approx



3 Sunlight Cr BRIGHTON EAST 3187 (VG)

Agent Comments

4 - -

Price: \$3,680,000
Method: Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 743 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.