

# 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

10 Rose Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

### 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	46 Queen St ORMOND 3204	\$2,550,000	14/05/2022
2	14 Gwendoline Av BENTLEIGH 3204	\$2,550,000	12/08/2022
3	37 Rose St MCKINNON 3204	\$2,400,000	13/08/2022

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:

29/09/2022 16:12

10 Rose Street, Bentleigh Vic 3204

**Jellis Craig**

Nick Renna

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**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

June quarter 2022: \$1,770,750



 4  2  3

**Property Type:** House

**Land Size:** 794 sqm approx

Agent Comments

## Comparable Properties



**46 Queen St ORMOND 3204 (REI/VG)**

Agent Comments

 4  2  1

**Price:** \$2,550,000

**Method:** Auction Sale

**Date:** 14/05/2022

**Property Type:** House (Res)

**Land Size:** 691 sqm approx



**14 Gwendoline Av BENTLEIGH 3204 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,550,000

**Method:** Private Sale

**Date:** 12/08/2022

**Property Type:** House



**37 Rose St MCKINNON 3204 (REI)**

Agent Comments

 2  1  2

**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 13/08/2022

**Property Type:** House (Res)

**Land Size:** 843 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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