

# 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 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,400,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2019

to

30/09/2019

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	19 Gilbert Gr BENTLEIGH 3204	\$1,701,000	21/09/2019
2	14 Rose St BENTLEIGH 3204	\$1,700,000	25/05/2019
3	2 Blackshaw St MCKINNON 3204	\$1,605,000	15/09/2019

**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:

12/11/2019 16:09

4 Rose Street, Bentleigh Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

September quarter 2019: \$1,400,000



4 1 3

**Property Type:** House

**Land Size:** 778 sqm approx

Agent Comments

Captivating 4 bed Art Deco home on a huge 778sqm approx. metres to Centre Road's shopping precinct, featuring 7 principal rooms, fabulous stone kitchen, a massive rear garden with conservatory, a carport & garage. Plethora of options (STCA), near Allnutt Park, cafes & train.

## Comparable Properties



**19 Gilbert Gr BENTLEIGH 3204 (REI)**

Agent Comments

4 2 4

**Price:** \$1,701,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 663 sqm approx

**14 Rose St BENTLEIGH 3204 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** House (Res)

**Land Size:** 793 sqm approx



**2 Blackshaw St MCKINNON 3204 (REI)**

Agent Comments

3 1 3

**Price:** \$1,605,000

**Method:** Auction Sale

**Date:** 15/09/2019

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.