## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

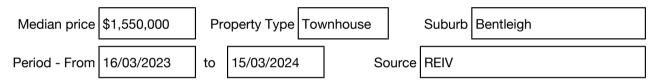
Address Including suburb and postcode

4A Rosina Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,590,000				

#### Median sale price



### 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.

Add	dress of comparable property	Price	Date of sale
1	14a Riddle St BENTLEIGH 3204	\$1,600,000	14/02/2024
2	12b Barilla Rd MOORABBIN 3189	\$1,588,000	17/02/2024
3	9a Small Rd BENTLEIGH 3204	\$1,550,000	12/02/2024

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.

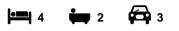
This Statement of Information was prepared on:

16/03/2024 13:04









Rooms: 7 Property Type: Townhouse (Single) Agent Comments Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,590,000 Median Townhouse Price 16/03/2023 - 15/03/2024: \$1,550,000

# **Comparable Properties**



14a Riddle St BENTLEIGH 3204 (REI)



Price: \$1,600,000 Method: Private Sale Date: 14/02/2024 Property Type: Townhouse (Single) Agent Comments

Agent Comments



12b Barilla Rd MOORABBIN 3189 (REI)



Price: \$1,588,000 Method: Auction Sale Date: 17/02/2024 Property Type: Townhouse (Res) Land Size: 347 sqm approx



9a Small Rd BENTLEIGH 3204 (REI)



Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 12/02/2024 Property Type: Townhouse (Single)

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





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