

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

Median price

\$1,550,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

16/03/2023

to

15/03/2024

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	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

4A Rosina Street, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,590,000

Median Townhouse Price

16/03/2023 - 15/03/2024: \$1,550,000



 4  2  3

Rooms: 7

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



14a Riddle St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Private Sale

Date: 14/02/2024

Property Type: Townhouse (Single)



12b Barilla Rd MOORABBIN 3189 (REI)

Agent Comments

 4  3  2

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

 4  3  2

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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