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

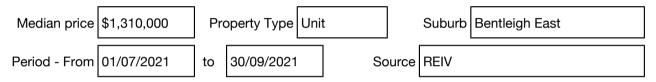
15a Roselyn Crescent, Bentleigh East Vic 3165

Indicative selling price

| | | | , , ,, |
|-------------------------|-----------|---------------------|-----------------|
| For the meaning of this | nrica saa | consumer vic dov au | /underguoting |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$1,749,000

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.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------------|-------------|--------------|
| 1 | 15b Roselyn Cr BENTLEIGH EAST 3165 | \$1,810,000 | 23/10/2021 |
| 2 | 7 Duckmanton Ct BENTLEIGH EAST 3165 | \$1,770,000 | 02/12/2021 |
| 3 | 6A Bayview St BENTLEIGH EAST 3165 | \$1,715,000 | 27/11/2021 |

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:

11/12/2021 14:45









Property Type: Agent Comments Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,749,000 Median Unit Price September quarter 2021: \$1,310,000

Comparable Properties



15b Roselyn Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,810,000 Method: Auction Sale Date: 23/10/2021 Property Type: Townhouse (Res)



7 Duckmanton Ct BENTLEIGH EAST 3165 (REI) Agent Comments

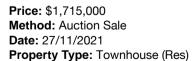


Price: \$1,770,000 Method: Auction Sale Date: 02/12/2021 Property Type: House (Res) Land Size: 371 sqm approx

6A Bayview St BENTLEIGH EAST 3165 (REI)



Agent Comments



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





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