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

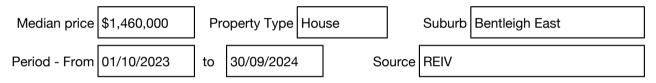
4 Rowan Avenue, Bentleigh East Vic 3165

Indicative selling price

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Single price \$1,695,000

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	16 Stockdale Av BENTLEIGH EAST 3165	\$1,695,000	26/10/2024
2	15 Kenlon St BENTLEIGH EAST 3165	\$1,650,000	07/09/2024
3	7 Tasman Rd BENTLEIGH EAST 3165	\$1,720,000	07/09/2024

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:

27/10/2024 17:23









Property Type: House Land Size: 695 sqm approx Agent Comments Indicative Selling Price \$1,695,000 Median House Price Year ending September 2024: \$1,460,000

Comparable Properties



16 Stockdale Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,695,000 Method: Auction Sale Date: 26/10/2024 Property Type: House (Res)



15 Kenlon St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,650,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res)

7 Tasman Rd BENTLEIGH EAST 3165 (REI)



Agent Comments



Price: \$1,720,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res)

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propertydata

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