

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

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,695,000

Median sale price

Median price \$1,460,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2023

to 30/09/2024

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	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



 3  1  5

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**

 3  2  2

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



15 Kenlon St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 5  3  2

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



7 Tasman Rd BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

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

Account - Jellis Craig | P: 03 9593 4500