

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

5b Roselyn Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2019 to 31/12/2019 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	13b Francesco St BENTLEIGH EAST 3165	\$1,270,000	16/11/2019
2	21a Beddoe Av BENTLEIGH EAST 3165	\$1,265,000	21/12/2019
3	6b Chester St BENTLEIGH EAST 3165	\$1,200,000	14/12/2019

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: 31/03/2020 09:28



4 2 2

Property Type: Townhouse

Agent Comments

Immaculate 4 bedroom 2.5 bathroom townhouse in the McKinnon Secondary College zone, enjoying a luxury Miele stone kitchen, beautiful north facing living & dining, gorgeous courtyard garden with auto louvred pergola, a study nook & a large auto garage. Metres to Valkstone PS.

Comparable Properties



13b Francesco St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 3 2

Price: \$1,270,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)

Land Size: 206 sqm approx



21a Beddoe Av BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

4 3 2

Price: \$1,265,000

Method: Auction Sale

Date: 21/12/2019

Property Type: Townhouse (Res)

Land Size: 292 sqm approx



6b Chester St BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

3 3 1

Price: \$1,200,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)

Land Size: 338 sqm approx