Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1a Roselyn Crescent, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,504,000 Property type House Suburb Bentleigh East

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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
13A Elwyn St BENTLEIGH EAST 3165	$1,636,500	22/06/2024
9b Murrong Av BENTLEIGH EAST 3165	$1,651,000	25/05/2024
10a May St BENTLEIGH EAST 3165	$1,752,000	11/05/2024

This Statement of Information was prepared on: 29/07/2024