

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

14 Rose Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,402,000 House Unit Suburb Bentleigh

Period - From 01/01/2019 to 31/03/2019 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	49 Wright St MCKINNON 3204	\$1,650,000	13/04/2019
2	41 Draper St ORMOND 3204	\$1,486,000	30/03/2019
3	253 Centre Rd BENTLEIGH 3204	\$1,400,000	02/12/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 793 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
March quarter 2019: \$1,402,000

Comparable Properties



49 Wright St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 13/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 861 sqm approx



41 Draper St ORMOND 3204 (REI)

Agent Comments



Price: \$1,486,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 701 sqm approx



253 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 02/12/2018
Rooms: -
Property Type: House
Land Size: 1317 sqm approx