

## 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

11/87-89 MITCHELL STREET BENTLEIGH VIC 3204

### Indicative selling price

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

Single Price

\$379,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

13/87-89 MITCHELL STREET BENTLEIGH VIC 3204	\$370,000	16-Nov-23
103/193 MCKINNON ROAD MCKINNON VIC 3204	\$387,000	17-Nov-23
104/170 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$380,000	15-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 05 April 2024



**13/87-89 MITCHELL STREET  
BENTLEIGH VIC 3204**

1 1 1

Sold Price **\$370,000** Sold Date **16-Nov-23**

Distance **0.01km**



**103/193 MCKINNON ROAD  
MCKINNON VIC 3204**

1 1 1

Sold Price **\$387,000** Sold Date **17-Nov-23**

Distance **0.93km**



**104/170 EAST BOUNDARY ROAD  
BENTLEIGH EAST VIC 3165**

1 1 1

Sold Price **\$380,000** Sold Date **15-Nov-23**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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