

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

2/47 Mortimore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,550,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

08/03/2023

to

07/03/2024

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	2/31 Mavho St BENTLEIGH 3204	\$1,288,888	23/11/2023
2	2/6 Fairbank Rd BENTLEIGH 3204	\$1,275,000	29/11/2023
3	2/26 Harding St BENTLEIGH 3204	\$1,200,000	21/12/2023

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:

08/03/2024 11:50

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Indicative Selling Price

\$1,190,000 - \$1,290,000

Median Townhouse Price

08/03/2023 - 07/03/2024: \$1,550,000



3 2 3

Rooms: 5

Property Type: Unit

Land Size: 460.684 sqm approx

Agent Comments

Comparable Properties



2/31 Mavho St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,288,888

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Unit

Land Size: 428 sqm approx



2/6 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: Unit



2/26 Harding St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840