## 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

24 Mitchell Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,550,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	39 Seaview Av BENTLEIGH 3204	\$1,775,000	26/04/2023
2	21 Campbell St BENTLEIGH 3204	\$1,755,000	22/05/2023
3	5 Campbell St BENTLEIGH 3204	\$1,730,000	09/06/2023

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.

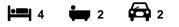
This Statement of Information was prepared on:

03/10/2023 10:52









**Property Type:** House Agent Comments

Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

> Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price June quarter 2023: \$1,550,000

# **Comparable Properties**



39 Seaview Av BENTLEIGH 3204 (REI/VG)



Price: \$1,775,000 Method: Private Sale Date: 26/04/2023 Property Type: House Land Size: 602 sqm approx

Agent Comments

Agent Comments



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21 Campbell St BENTLEIGH 3204 (VG)

Price: \$1,755,000 Method: Sale Date: 22/05/2023 Property Type: House (Res) Land Size: 743 sqm approx



5 Campbell St BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$1,730,000 Method: Sold Before Auction Date: 09/06/2023 Property Type: House (Res) Land Size: 732 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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