Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,925,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,672,500	Pro	operty Type	Hous	se		Suburb	Bentleigh
Period - From	01/07/2023	to	30/09/2023		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	40 Bendigo Av BENTLEIGH 3204	\$2,190,000	09/09/2023
2	42 Carlton St MCKINNON 3204	\$2,115,000	26/07/2023
3	34 Valkstone St BENTLEIGH EAST 3165	\$2,007,000	29/07/2023

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:

17/10/2023 11:11









Property Type: House Agent Comments

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Indicative Selling Price \$1,925,000 - \$2,100,000 Median House Price September quarter 2023: \$1,672,500

Comparable Properties



40 Bendigo Av BENTLEIGH 3204 (REI)



Price: \$2,190,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$2,115,000

42 Carlton St MCKINNON 3204 (REI)

Method: Sold Before Auction Date: 26/07/2023 Property Type: House (Res) Land Size: 375 sqm approx



34 Valkstone St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$2,007,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 643 sqm approx

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propertydata

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