

# 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

27 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)

Range between \$1,925,000 & \$2,100,000

### Median sale price

Median price \$1,672,500 Property Type House Suburb Bentleigh

Period - From 01/07/2023 to 30/09/2023 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	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

## Comparable Properties



**40 Bendigo Av BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$2,190,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)



**42 Carlton St MCKINNON 3204 (REI)**

Agent Comments



**Price:** \$2,115,000

**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