

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

32a Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Bentleigh

Period - From 03/10/2022 to 02/10/2023 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	12 Auckland St BENTLEIGH 3204	\$1,928,000	04/04/2023
2	9b Milford St BENTLEIGH EAST 3165	\$1,900,000	29/04/2023
3	29b Luckins Rd BENTLEIGH 3204	\$1,810,000	16/05/2023

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 07:24



Property Type: Townhouse

Land Size:

Comparable Properties



12 Auckland St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,928,000

Method: Expression of Interest

Date: 04/04/2023

Property Type: House

Land Size: 416 sqm approx



9b Milford St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 29/04/2023

Property Type: Townhouse (Single)

Land Size: 380 sqm approx



29b Luckins Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,810,000

Method: Private Sale

Date: 16/05/2023

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500



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