

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

39 Mortimore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Bentleigh

Period - From 01/04/2023 to 31/03/2024 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	1 Mckittrick Rd BENTLEIGH 3204	\$1,500,000	21/10/2023
2	11 Luckins Rd BENTLEIGH 3204	\$1,415,000	09/02/2024
3	53 Clay St MOORABBIN 3189	\$1,400,000	16/12/2023

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: 15/04/2024 11:18



3 1 3

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



1 Mckittrick Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 736 sqm approx



11 Luckins Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,415,000

Method: Private Sale

Date: 09/02/2024

Property Type: House (Res)

Land Size: 695 sqm approx



53 Clay St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 753 sqm approx