## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,630,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/04/2023	to	31/03/2024		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.

Add	lress 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









**Property Type:** House Land Size: 757 sqm approx Agent Comments Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2024: \$1,630,000

# **Comparable Properties**



1 Mckittrick Rd BENTLEIGH 3204 (REI/VG)



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)

**2** 

Agent Comments

Agent Comments





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



Price: \$1,400,000 Method: Private Sale Date: 16/12/2023 Property Type: House Land Size: 753 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500



propertydata

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