

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

43A MITCHELL STREET, BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$2,050,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,667,500

Property type

House

Suburb

Bentleigh

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
43B MITCHELL STREET, BENTLEIGH VIC 3204	\$2,160,000	03-Feb-24

OR

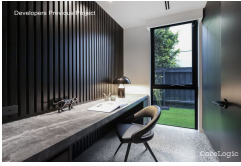
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 06 March 2024

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**43 MITCHELL STREET BENTLEIGH
VIC 3204**

Sold Price

^{RS}**\$2,160,000**

Sold Date

03-Feb-24

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3



1

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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