Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/89 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$430,000 & \$470,000	Range between	\$430,000	&	\$470,000
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Median sale price

Median price	\$655,000	Pro	perty Type	Unit			Suburb	Bentleigh
Period - From	15/01/2023	to	14/01/2024		Sou	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	5/49 Robert St BENTLEIGH 3204	\$516,000	14/11/2023
2	5/13 Clapperton St BENTLEIGH 3204	\$473,000	14/09/2023
3	1/55 Daley St BENTLEIGH 3204	\$458,000	28/11/2023

OR

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

This Statement of Information was prepared on:	15/01/2024 16:17





Kon Galitos 9593 4500 0414 902 680 kongalitos

Indicative Selling Price \$430,000 - \$470,000 **Median Unit Price** 15/01/2023 - 14/01/2024: \$655,000



Property Type: Apartment **Agent Comments**



Comparable Properties



5/49 Robert St BENTLEIGH 3204 (REI/VG)



Price: \$516,000

Method: Sold Before Auction

Date: 14/11/2023

Property Type: Apartment

Agent Comments



5/13 Clapperton St BENTLEIGH 3204 (REI)





Price: \$473,000

Method: Sold Before Auction

Date: 14/09/2023 Property Type: Unit Agent Comments



1/55 Daley St BENTLEIGH 3204 (REI)



Price: \$458.000 Method: Private Sale Date: 28/11/2023

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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