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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode

G01/79 MITCHELL STREET, BENTLEIGH, VIC 3204
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## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between  &

## Median sale price

Median price  Property type  Suburb

Period - From  to  Source

## Comparable property sales

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
302/82 Mitchell Street, Bentleigh 3204	\$800,000	31/03/2023
4/323 Jasper Road, Ormond 3204	\$765,000	28/04/2023
1/323 Jasper Road, Ormond 3204	\$762,000	21/02/2023

This Statement of Information was prepared on: