

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

G07/82 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$659,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2024

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	g10/79 Mitchell St BENTLEIGH 3204	\$658,000	03/04/2024
2	9/25 Nicholson St BENTLEIGH 3204	\$640,000	30/04/2024
3	1/7 Ormond Rd ORMOND 3204	\$620,000	02/01/2024

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:

02/05/2024 17:03



Property Type:
Agent Comments

Indicative Selling Price
\$659,000
Median Unit Price
March quarter 2024: \$910,000

Comparable Properties



g10/79 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$658,000
Method: Private Sale
Date: 03/04/2024
Property Type: Apartment



9/25 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 30/04/2024
Property Type: Apartment



1/7 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 02/01/2024
Property Type: Apartment
Land Size: 117 sqm approx