

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

32a Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,995,000

Median sale price

Median price

\$1,695,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2022

to

30/09/2023

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	14b Geel St BENTLEIGH 3204	\$2,200,000	28/08/2023
2	104a Wheatley Rd MCKINNON 3204	\$2,100,000	25/10/2023
3	74 Whitmuir Rd MCKINNON 3204	\$2,052,000	21/10/2023

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:

29/10/2023 10:43

32a Mitchell Street, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$1,995,000

Median House Price

Year ending September 2023: \$1,695,000



4 3 2

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



14b Geel St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$2,200,000

Method: Private Sale

Date: 28/08/2023

Property Type: Townhouse (Single)



104a Wheatley Rd MCKINNON 3204 (REI)

Agent Comments

3 2 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: Townhouse (Single)



74 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments

4 2 1

Price: \$2,052,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 448 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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