

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

43 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2022

to 31/03/2022

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	11 Fairbank Rd BENTLEIGH 3204	\$1,710,000	29/04/2022
2	390 Mckinnon Rd BENTLEIGH EAST 3165	\$1,685,000	12/05/2022
3	3 Montreal St BENTLEIGH 3204	\$1,550,000	05/06/2022

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:

20/06/2022 16:34

43 Mitchell Street, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2022: \$1,880,000



2 1 1

Rooms: 5

Property Type: House

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



11 Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,710,000

Method: Sold Before Auction

Date: 29/04/2022

Property Type: House (Res)

Land Size: 720 sqm approx



390 Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,685,000

Method: Private Sale

Date: 12/05/2022

Property Type: House

Land Size: 604 sqm approx



3 Montreal St BENTLEIGH 3204 (REI)

Agent Comments

3 1 5

Price: \$1,550,000

Method: Private Sale

Date: 05/06/2022

Property Type: House

Land Size: 608 sqm approx

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



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