

# 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

52 Mortimore Street, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,620,000 Property Type House Suburb Bentleigh

Period - From 01/07/2022 to 30/09/2022 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	66 Fromer St BENTLEIGH 3204	\$1,620,000	13/08/2022
2	2 Mckittrick Rd BENTLEIGH 3204	\$1,540,000	03/09/2022
3			

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: 03/11/2022 11:44

52 Mortimore Street, Bentleigh Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

September quarter 2022: \$1,620,000



3 2 4

**Property Type:** House

Agent Comments

## Comparable Properties



**66 Fromer St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,620,000

**Method:** Private Sale

**Date:** 13/08/2022

**Property Type:** House

**Land Size:** 613 sqm approx



**2 Mckittrick Rd BENTLEIGH 3204 (REI)**

Agent Comments

4 2 1

**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** House (Res)

**Land Size:** 690 sqm approx

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.

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



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