Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 82a Mortimore Street, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,780,000		&		\$1,830,000			
Median sale p	rice							
Median price	\$1,480,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh
Period - From	30/01/2024	to	29/01/2025		So	ource	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	15a Gray St BENTLEIGH EAST 3165	\$1,880,000	29/11/2024
2	24a Stratford Av BENTLEIGH EAST 3165	\$1,878,000	06/11/2024
3	9b Marriot Rd BENTLEIGH 3204	\$1,850,000	04/08/2024

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:

30/01/2025 16:17





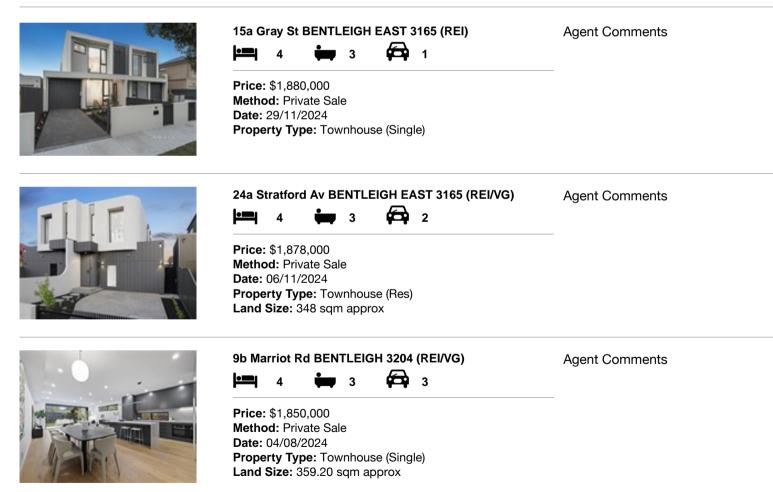




Property Type: Townhouse Agent Comments Angus McPherson 9593 4500 0460 365 900 AngusMcPherson@jelliscraig.com.au

Indicative Selling Price \$1,780,000 - \$1,830,000 Median Townhouse Price 30/01/2024 - 29/01/2025: \$1,480,000

Comparable Properties



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