

# 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

1/82 Mitchell 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

\$740,000

&

\$780,000

### Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/01/2020

to

31/03/2020

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                              |       |              |
| 2                              |       |              |
| 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:

08/07/2020 15:07

1/82 Mitchell Street, Bentleigh Vic 3204

**Jellis  
Craig**

Sarah Gursansky

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**Indicative Selling Price**

\$740,000 - \$780,000

**Median Unit Price**

March quarter 2020: \$910,000



 2  2  1

**Property Type:** Strata Unit/Flat

**Land Size:** 280 sqm approx

**Agent Comments**

Custom designed 2 bedroom 2 bathroom security apartment with amazing 200m2 appx. landscaped courtyard with deck & alfresco area, enjoying a stone/marble ilve kitchen, north facing living/dining, fitted WIR, 3 storage facilities & secure basement parking. Metres to Centre Rd.

## Comparable Properties

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.