

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

27 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$2,029,000

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	40 Bendigo Av BENTLEIGH 3204	\$2,190,000	09/09/2023
2	4 Rose St BENTLEIGH 3204	\$1,965,000	21/10/2023
3	24 Mitchell St BENTLEIGH 3204	\$1,915,000	28/10/2023

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:

11/11/2023 12:41

27 Mitchell Street, Bentleigh Vic 3204

**Jellis
Craig**

Robert De Freitas

9593 4500

0421 430 350

robertdefreitas@jellisrcraig.com.au

Indicative Selling Price

\$2,029,000

Median House Price

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



 4  3  2

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



40 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,190,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 595 sqm approx



4 Rose St BENTLEIGH 3204 (REI)

Agent Comments

 4  1  2

Price: \$1,965,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 778 sqm approx



24 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,915,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 584 sqm approx

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



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