

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

35 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,532,500 Property Type House Suburb Bentleigh

Period - From 01/10/2020 to 31/12/2020 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	33 Mavho St BENTLEIGH 3204	\$1,895,000	14/01/2021
2	5 Tovan Akas Av BENTLEIGH 3204	\$1,855,600	08/02/2021
3	2 Chalmers St MCKINNON 3204	\$1,850,000	21/11/2020

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:

12/04/2021 15:11

35 Mitchell Street, Bentleigh Vic 3204

Jellis Craig

Nick Renna

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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

December quarter 2020: \$1,532,500



4 2 3

Property Type: House

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



33 Mavho St BENTLEIGH 3204 (REI)

Agent Comments

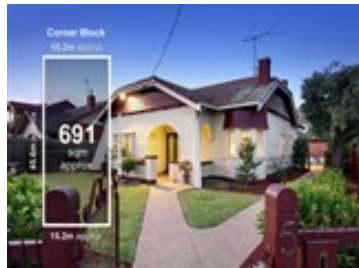
4 2 2

Price: \$1,895,000

Method: Private Sale

Date: 14/01/2021

Property Type: House



5 Tovan Akas Av BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,855,600

Method: Sold Before Auction

Date: 08/02/2021

Property Type: House (Res)

Land Size: 691 sqm approx



2 Chalmers St MCKINNON 3204 (REI/VG)

Agent Comments

4 2 2

Price: \$1,850,000

Method: Private Sale

Date: 21/11/2020

Property Type: House

Land Size: 660 sqm approx

Account - Jellis Craig | P: 03 9194 1200