

# 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 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,910,000 Property Type House Suburb Bentleigh

Period - From 01/07/2021 to 30/09/2021 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 East Boundary Rd BENTLEIGH EAST 3165	\$1,620,000	31/12/2021
2	6 Millis Av BENTLEIGH EAST 3165	\$1,612,000	06/11/2021
3	4 Seathorpe Av BENTLEIGH EAST 3165	\$1,600,000	24/11/2021

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: 12/01/2022 15:27



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
September quarter 2021: \$1,910,000

## Comparable Properties



**40 East Boundary Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**



**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 31/12/2021  
**Property Type:** House  
**Land Size:** 756 sqm approx



**6 Millis Av BENTLEIGH EAST 3165 (REI)** **Agent Comments**



**Price:** \$1,612,000  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



**4 Seathorpe Av BENTLEIGH EAST 3165 (REI)** **Agent Comments**



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 24/11/2021  
**Property Type:** House  
**Land Size:** 697 sqm approx