

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 6/85 Mitchell Street, Bentleigh, VIC 3204

Indicative selling price

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

Single price \$580,000

or range between

&

Median sale price

Median price \$977,500

Property type Unit

Suburb BENTLEIGH

Period - From 25/08/2021

to

21/02/2022

Source core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	7/472-476 North Road Ormond Vic 3204	\$565,000	2021-09-25
2	1/60-66 Patterson Road Bentleigh Vic 3204	\$550,000	2022-01-24
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This Statement of Information was prepared on: 21/02/2022