

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

65 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$2,400,000

&

\$2,500,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2022

to

31/12/2022

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	4 Campbell St BENTLEIGH 3204	\$2,300,000	19/12/2022
2	54 Mckinnon Rd MCKINNON 3204	\$2,450,000	12/11/2022
3	35 Gilbert Gr BENTLEIGH 3204	\$2,320,000	03/12/2022

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:

30/01/2023 12:48

65 Mitchell Street, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$2,400,000 - \$2,500,000

Median House Price

December quarter 2022: \$1,750,000



5 2 2

Property Type: House

Agent Comments

Comparable Properties

4 Campbell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$2,300,000

Method:

Date: 19/12/2022

Property Type: House



54 Mckinnon Rd MCKINNON 3204 (REI)

Agent Comments

5 2 3

Price: \$2,450,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 862 sqm approx



35 Gilbert Gr BENTLEIGH 3204 (REI)

Agent Comments

5 3 3

Price: \$2,320,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 663 sqm approx

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



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