

# 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

54 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 \$1,680,000

&

\$1,780,000

### 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	32 Norville St BENTLEIGH EAST 3165	\$1,805,000	15/10/2021
2	60 Elizabeth St BENTLEIGH EAST 3165	\$1,790,000	25/08/2021
3	82 Mortimore St BENTLEIGH 3204	\$1,700,000	02/07/2021

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:

27/10/2021 12:13

54 Mortimore Street, Bentleigh Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,680,000 - \$1,780,000

**Median House Price**

September quarter 2021: \$1,910,000



4 2 2

**Property Type:** House

**Land Size:** 630 sqm approx

**Agent Comments**

## Comparable Properties



**32 Norville St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 15/10/2021

**Property Type:** House

**Land Size:** 698 sqm approx



**60 Elizabeth St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,790,000

**Method:** Private Sale

**Date:** 25/08/2021

**Property Type:** House

**Land Size:** 702 sqm approx



**82 Mortimore St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 02/07/2021

**Rooms:** 5

**Property Type:** House

**Land Size:** 617 sqm approx

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



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