

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

9/87-89 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$930,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2022

to

30/06/2023

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	111/24 Becket Av BENTLEIGH EAST 3165	\$380,500	23/03/2023
2	205/24 Becket Av BENTLEIGH EAST 3165	\$380,000	09/06/2023
3	7/22 Vickery St BENTLEIGH 3204	\$360,000	08/04/2023

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:

24/07/2023 11:42



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$365,000
Median Unit Price
Year ending June 2023: \$930,000

Comparable Properties



111/24 Becket Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,500
Method: Sold Before Auction
Date: 23/03/2023
Property Type: Apartment



205/24 Becket Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,000
Method: Private Sale
Date: 09/06/2023
Property Type: Apartment



7/22 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

 1  1  1

Price: \$360,000
Method: Private Sale
Date: 08/04/2023
Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500