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

201/77 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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For the meaning	of thie	nrica caa	consumer.vic.gov.au	underguoting
		price see	consumer.vic.gov.au	/ under quoting

Single price \$699,000

Median sale price

Median price	\$943,500	Pro	operty Type Unit	t		Suburb	Bentleigh
Period - From	01/07/2023	to	30/06/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5/619-621 Centre Rd BENTLEIGH EAST 3165	\$680,000	05/08/2024
2	105/39 Nicholson St BENTLEIGH 3204	\$726,500	19/06/2024
3	12/15 Vickery St BENTLEIGH 3204	\$725,000	27/05/2024

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.

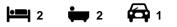
This Statement of Information was prepared on:

23/09/2024 11:57









Property Type: Apartment Agent Comments

Indicative Selling Price \$699,000 Median Unit Price Year ending June 2024: \$943,500

Comparable Properties



5/619-621 Centre Rd BENTLEIGH EAST 3165 Agent Comments (REI)



Price: \$680,000 Method: Sold Before Auction Date: 05/08/2024 Property Type: Unit

105/39 Nicholson St BENTLEIGH 3204

Agent Comments

Agent Comments



Price: \$726,500 Method: Sold Before Auction Date: 19/06/2024 Property Type: Unit

(REI/VG)



12/15 Vickery St BENTLEIGH 3204 (REI/VG)



Price: \$725,000 Method: Private Sale Date: 27/05/2024 Property Type: Apartment

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



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