

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

Range between \$450,000 & \$490,000

Median sale price

Median price

\$782,500

Property Type

Unit

Suburb

Bentleigh

Period - From

27/10/2018

to

26/10/2019

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	5/49 Robert St BENTLEIGH 3204	\$489,000	09/07/2019
2	7/10 Ormond Rd ORMOND 3204	\$483,000	17/08/2019
3	2/22 Vickery St BENTLEIGH 3204	\$460,000	07/09/2019

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:

27/10/2019 17:36



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/49 Robert St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$489,000

Method: Private Sale

Date: 09/07/2019

Property Type: Apartment



7/10 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments



Price: \$483,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Apartment



2/22 Vickery St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$460,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Apartment