

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

45a Mortimore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb Bentleigh

Period - From 01/01/2020

to 31/12/2020

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	2A Carr St BRIGHTON EAST 3187	\$1,720,000	16/01/2021
2	341B Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	04/02/2021
3	341A Mckinnon Rd BENTLEIGH EAST 3165	\$1,712,000	19/01/2021

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:

17/02/2021 15:29



5 3 2

Property Type: Townhouse (Res)

Land Size: 425* sqm approx

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending December 2020: \$1,527,500

Comparable Properties



2A Carr St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$1,720,000

Method: Private Sale

Date: 16/01/2021

Property Type: Townhouse (Single)

Land Size: 310 sqm approx



341B Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,712,000

Method: Private Sale

Date: 04/02/2021

Property Type: Townhouse (Single)



341A Mckinnon Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,712,000

Method: Private Sale

Date: 19/01/2021

Property Type: Townhouse (Single)

Land Size: 394 sqm approx