

# 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](http://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