

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

51A Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,560,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

11/02/2022

to

10/02/2023

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	18b Marquis Rd BENTLEIGH 3204	\$1,600,000	02/12/2022
2	7a Harding St BENTLEIGH 3204	\$1,509,000	03/12/2022
3	18a Uonga Rd BENTLEIGH 3204	\$1,504,000	29/09/2022

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:

11/02/2023 21:58



4 3 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 282m2 sqm approx

Agent Comments

Comparable Properties



18b Marquis Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 1

Price: \$1,600,000

Method: Sold Before Auction

Date: 02/12/2022

Property Type: Townhouse (Res)

Land Size: 394 sqm approx



7a Harding St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

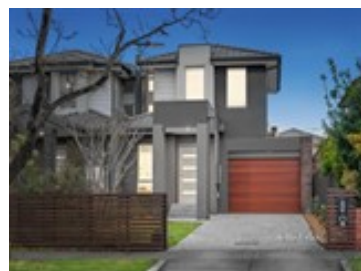
Price: \$1,509,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Townhouse (Res)

Land Size: 308 sqm approx



18a Uonga Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,504,000

Method: Sold Before Auction

Date: 29/09/2022

Property Type: Townhouse (Res)

Land Size: 400 sqm approx