

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

Single price

\$1,600,000

Median sale price

Median price

\$1,361,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2018

to

30/09/2019

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	9a Park Cr BENTLEIGH 3204	\$1,655,000	11/11/2019
2	9b Park Cr BENTLEIGH 3204	\$1,650,000	12/10/2019
3	13a Charlton St BENTLEIGH 3204	\$1,610,000	03/08/2019

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:

25/11/2019 11:19

 4  3  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,600,000

Median House Price

Year ending September 2019: \$1,361,000

Comparable Properties



9a Park Cr BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,655,000

Method: Sold Before Auction

Date: 11/11/2019

Property Type: Townhouse (Single)



9b Park Cr BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,650,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)



13a Charlton St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,610,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)

Land Size: 348 sqm approx