

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

					Sec	ction 47	AF of	the Estate	Age	nts Act 1980
Property offer	ed for s	sale								
Address Including suburb and postcode		1/85 Mitchell Street, Bentleigh Vic 3204								
Indicative sell	ing pric	ce								
For the meaning	of this p	orice see	consun	ner.vic.gov.	au/under	quoting				
Single Price	le Price \$469,500									
Median sale p	rice									
Median price	\$835,00	00	House		Unit	Х	Suburb		Bentleigh	
Period - From	01/10/2018 to 31/12/2018 Source R					REIV	REIV			
Comparable p	roperty	/ sales (*	'Delete	e A or B b	elow as	applica	ble)			
months		estate ag						perty for sale be most cor		
Address of comparable property								Price		Date of sale
1										
2										
3										
OR										
B* The est	ate ager	nt or agen	t's repr	esentative	reasonab	ly believe	s that	fewer than t	hree o	comparable

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.

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> **Indicative Selling Price** \$469,500 **Median Unit Price**

December quarter 2018: \$835,000



Comparable Properties



3/2 Werona St BENTLEIGH 3204 (REI/VG)

6 □ 1

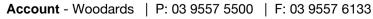
Agent Comments

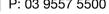
Price: \$474.000 Method: Private Sale Date: 07/01/2019

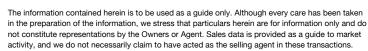
Rooms: -

Property Type: Apartment

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