

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

1/85 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

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

Single Price

\$469,500

Median sale price

Median price

\$835,000

House

Unit

X

Suburb

Bentleigh

Period - From

01/10/2018

to

31/12/2018

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		
2		
3		

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.

1/85 Mitchell Street, Bentleigh Vic 3204

woodards 

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Indicative Selling Price

\$469,500

Median Unit Price

December quarter 2018: \$835,000



 2  1  1

Comparable Properties



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

Agent Comments

 2  1  1

Price: \$474,000

Method: Private Sale

Date: 07/01/2019

Rooms: -

Property Type: Apartment

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.