

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

49 Mitchell Street, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,380,000

&

\$1,518,000

Median sale price

Median price \$1,440,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2017

to

30/06/2017

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	17 Ardwick St BENTLEIGH 3204	\$1,532,000	09/09/2017
2	44 Mclean Av BENTLEIGH 3204	\$1,400,000	28/08/2017
3	7 Lawson St BENTLEIGH 3204	\$1,362,000	09/09/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,518,000

Median House Price

June quarter 2017: \$1,440,500

Comparable Properties



17 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,532,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 628 sqm approx



44 Mclean Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 28/08/2017

Rooms: -

Property Type: House



7 Lawson St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,362,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 626 sqm approx