

# 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

11 Mitchell Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,797,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2021

to

30/06/2021

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	20 Dumaesq St BRIGHTON EAST 3187	\$1,700,000	02/09/2021
2	32 Wamba Rd BENTLEIGH EAST 3165	\$1,640,000	17/07/2021
3	35 Celia St BENTLEIGH EAST 3165	\$1,610,000	27/08/2021

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:

01/10/2021 08:57

11 Mitchell Street, Bentleigh Vic 3204

**Jellis  
Craig**

Andrew Panagopoulos

9593 4500

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andrewpanagopoulos@jellisrcraig.com.au

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

June quarter 2021: \$1,797,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 718 sqm approx

**Agent Comments**

## Comparable Properties



**20 Dumaresq St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 02/09/2021

**Property Type:** House

**Land Size:** 607 sqm approx



**32 Wamba Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



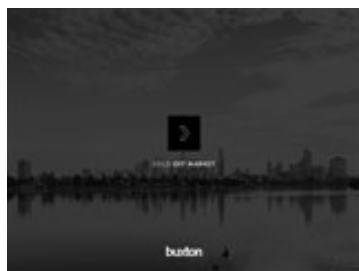
**Price:** \$1,640,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 742 sqm approx



**35 Celia St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,610,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** House

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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