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

29 Mitchell Street, Bentleigh Vic 3204

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-----------|
| Range betweer | \$2,200,000 | | & | | \$2,400,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,797,500 | Pro | operty Type | Hous | se | | Suburb | Bentleigh |
| Period - From | 01/04/2021 | to | 30/06/2021 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 22 Loranne St BENTLEIGH 3204 | \$2,400,000 | 28/05/2021 |
| 2 | 35 Mitchell St BENTLEIGH 3204 | \$2,300,000 | 01/05/2021 |
| 3 | 7 Mckittrick Rd BENTLEIGH 3204 | \$2,225,000 | 27/03/2021 |

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:

10/09/2021 16:51









Property Type: House (Res) **Land Size:** 568 sqm approx Agent Comments Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price June quarter 2021: \$1,797,500

Comparable Properties



22 Loranne St BENTLEIGH 3204 (REI)



Price: \$2,400,000 Method: Sold Before Auction Date: 28/05/2021 Property Type: House (Res) Agent Comments



35 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments





Price: \$2,300,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 597 sqm approx

7 Mckittrick Rd BENTLEIGH 3204 (REI/VG)



Agent Comments

Price: \$2,225,000 Method: Private Sale Date: 27/03/2021 Rooms: 9 Property Type: House Land Size: 668 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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