

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

3/82 MITCHELL STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,750

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

2/27 NICHOLSON STREET BENTLEIGH VIC 3204	\$838,000	14-Aug-24
3/27 NICHOLSON STREET BENTLEIGH VIC 3204	\$875,000	22-Apr-24
303/15 HAMILTON STREET BENTLEIGH VIC 3204	\$875,000	03-Apr-24

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 6 months.

This Statement of Information was prepared on: 30 August 2024

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**2/27 NICHOLSON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price ^{RS} **\$838,000** ^{UN} Sold Date **14-Aug-24**

Distance **0.47km**



**3/27 NICHOLSON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price **\$875,000** Sold Date **22-Apr-24**

Distance **0.47km**



**303/15 HAMILTON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price Sold Date **03-Apr-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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