

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

1/69 Mortimore Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,200,000 & \$1,225,000

Median sale price

Median price \$818,500 Property Type Unit Suburb Bentleigh

Period - From 01/10/2019 to 31/12/2019 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 | 29 Tucker Rd BENTLEIGH 3204 | \$1,285,000 | 09/04/2020 |
| 2 | 5b Roselyn Cr BENTLEIGH EAST 3165 | \$1,200,000 | 09/04/2020 |
| 3 | 2/5 Small Rd BENTLEIGH 3204 | \$1,185,000 | 30/03/2020 |

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:

22/04/2020 11:05



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,225,000
Median Unit Price
December quarter 2019: \$818,500

Comparable Properties



29 Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

3 3 2

Price: \$1,285,000
Method: Private Sale
Date: 09/04/2020
Property Type: Townhouse (Single)



5b Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 09/04/2020
Property Type: Townhouse (Single)



2/5 Small Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 4

Price: \$1,185,000
Method: Private Sale
Date: 30/03/2020
Property Type: Townhouse (Single)