

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

33a Mckittrick Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$880,500

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2022

to 31/03/2023

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	51a Mitchell St BENTLEIGH 3204	\$1,600,000	13/02/2023
2	14b Gleniffer Av BRIGHTON EAST 3187	\$1,550,000	07/12/2022
3	3A Dart St HIGHETT 3190	\$1,550,000	06/03/2023

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:

18/04/2023 09:31

33a Mckittrick Road, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

Year ending March 2023: \$880,500



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



51a Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,600,000

Method: Private Sale

Date: 13/02/2023

Property Type: Townhouse (Single)

Land Size: 282 sqm approx



14b Gleniffer Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,550,000

Method: Private Sale

Date: 07/12/2022

Property Type: Townhouse (Single)



3A Dart St HIGHETT 3190 (REI)

Agent Comments

 4  3  2

Price: \$1,550,000

Method: Private Sale

Date: 06/03/2023

Property Type: Townhouse (Single)

Land Size: 385 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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