

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

8a 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 \$1,552,500

Property Type Townhouse

Suburb Bentleigh

Period - From 08/03/2021

to

07/03/2022

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	29a Gilmour Rd BENTLEIGH 3204	\$1,626,000	19/10/2021
2	10a Auckland St BENTLEIGH 3204	\$1,578,000	19/09/2021
3	1a Neville St BENTLEIGH 3204	\$1,575,000	12/02/2022

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:

08/03/2022 09:07



4 3 3

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

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

Median Townhouse Price

08/03/2021 - 07/03/2022: \$1,552,500

Comparable Properties



29a Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$1,626,000

Method: Auction Sale

Date: 19/10/2021

Property Type: Townhouse (Res)

Land Size: 350 sqm approx



10a Auckland St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,578,000

Method: Private Sale

Date: 19/09/2021

Property Type: Townhouse (Single)

Land Size: 262 sqm approx



1a Neville St BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,575,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Townhouse (Single)

Account - Atria Real Estate