

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

2 Mckittrick Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,770,750

Property Type House

Suburb Bentleigh

Period - From 01/04/2022

to

30/06/2022

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 | 7 Rowland St BENTLEIGH EAST 3165 | \$1,480,000 | 09/06/2022 |
| 2 | 49 Spring Rd HIGHETT 3190 | \$1,460,000 | 04/06/2022 |
| 3 | 5 Barbara St MOORABBIN 3189 | \$1,430,000 | 10/03/2022 |

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:

03/08/2022 09:09

2 Mckittrick Road, Bentleigh Vic 3204

Ben Quigley
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0411 878 636
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Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2022: \$1,770,750

Comparable Properties



7 Rowland St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,480,000
Method: Sold Before Auction
Date: 09/06/2022
Property Type: House (Res)
Land Size: 649 sqm approx



49 Spring Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 669 sqm approx



5 Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 703 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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