

# 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 Mckittrick Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Bentleigh

Period - From

01/04/2023

to

30/06/2023

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	80 Fromer St BENTLEIGH 3204	\$1,550,000	20/05/2023
2	5 Seathorpe Av BENTLEIGH EAST 3165	\$1,520,000	15/08/2023
3	8 Dickens St BENTLEIGH 3204	\$1,492,000	17/06/2023

**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:

27/09/2023 10:55

1 Mckittrick Road, Bentleigh Vic 3204

**Jellis  
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

kostamesaritis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

June quarter 2023: \$1,550,000



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**80 Fromer St BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**5 Seathorpe Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 2 1

**Price:** \$1,520,000

**Method:** Private Sale

**Date:** 15/08/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**8 Dickens St BENTLEIGH 3204 (REI)**

Agent Comments

3 2 3

**Price:** \$1,492,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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