

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	14a Mckittrick Road, Bentleigh Vic 3204
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$838,000	House		Unit	X	Suburb	Bentleigh
Period - From	01/04/2018	to	30/06/2018	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	1/9 Perry St MOORABBIN 3189	\$1,200,000	21/08/2018
2	1/77 Mortimore St BENTLEIGH 3204	\$1,200,000	09/07/2018
3	1/31 Nicholson St BENTLEIGH 3204	\$1,110,800	08/08/2018

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.



4 3 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
June quarter 2018: \$838,000

Comparable Properties



1/9 Perry St MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Private Sale
Date: 21/08/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 250 sqm approx



1/77 Mortimore St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$1,200,000
Method: Private Sale
Date: 09/07/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 314 sqm approx



1/31 Nicholson St BENTLEIGH 3204 (REI)

Agent Comments

3 1 1

Price: \$1,110,800
Method: Private Sale
Date: 08/08/2018
Rooms: -
Property Type: Townhouse (Single)