Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Whitmuir Road, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$2,800,000		8		\$2,880,000			
Median sale price								
Median price	\$1,750,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/10/2022	to	31/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	10 Rose St BENTLEIGH 3204	\$2,855,000	19/10/2022
2	4 Park Cr BENTLEIGH 3204	\$2,800,000	09/11/2022
3			

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:

30/01/2023 10:48





Nick Renna

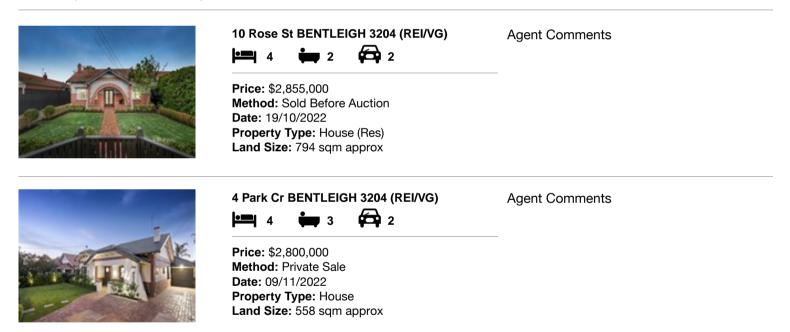




Property Type: House Land Size: 754 sqm approx Agent Comments 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,800,000 - \$2,880,000 Median House Price December quarter 2022: \$1,750,000

Comparable Properties



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.

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propertydata



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