## 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

2/39 Whitmuir Road, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,150,000		&		\$1,225,0	00		
Median sale p	rice							
Median price	\$981,250	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/10/2020	to	30/09/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/4 Woodville Av GLEN HUNTLY 3163	\$1,213,000	21/10/2021
2	3/10-12 McArthur St BENTLEIGH 3204	\$1,180,000	26/04/2021
3	2/7 Clairmont Av BENTLEIGH 3204	\$1,150,000	02/06/2021

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.

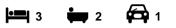
This Statement of Information was prepared on:

26/10/2021 10:45









Property Type: Townhouse (Single) Land Size: 150 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,225,000 Median Unit Price Year ending September 2021: \$981,250

# **Comparable Properties**



1/4 Woodville Av GLEN HUNTLY 3163 (REI)



Price: \$1,213,000 Method: Auction Sale Date: 21/10/2021 Property Type: Townhouse (Res)



3/10-12 McArthur St BENTLEIGH 3204 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,180,000 Method: Sold Before Auction Date: 26/04/2021 Property Type: Townhouse (Res)



2/7 Clairmont Av BENTLEIGH 3204 (REI/VG)



Price: \$1,150,000 Method: Sold Before Auction Date: 02/06/2021 Property Type: Townhouse (Res)

#### Account - Jellis Craig | P: 03 9593 4500



propertydata

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