

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,225,000

Median sale price

Median price \$981,250

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2020

to 30/09/2021

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	1/4 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



3 2 1

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)

[Agent Comments](#)

3 2 2

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](#)

3 2 2

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



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

[Agent Comments](#)

3 2 2

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