

# 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

13 Whitmuir Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,300,000 & \$1,330,000

### Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2020 to 31/12/2020 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	31 Whitmuir Rd BENTLEIGH 3204	\$1,428,000	20/03/2021
2	7 Whitmuir Rd BENTLEIGH 3204	\$1,359,000	01/12/2020
3	63 Nicholson St MCKINNON 3204	\$1,327,000	20/03/2021

**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:

22/03/2021 12:27

13 Whitmuir Road, Bentleigh Vic 3204

**Jellis  
Craig**

Gavin van Rooyen

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**Indicative Selling Price**

\$1,300,000 - \$1,330,000

**Median Unit Price**

December quarter 2020: \$850,000



 3    2    2

**Property Type:** Unit

**Land Size:** 352 sqm approx

Agent Comments

## Comparable Properties



31 Whitmuir Rd BENTLEIGH 3204 (REI)

Agent Comments

 3    2    2

**Price:** \$1,428,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 359 sqm approx



7 Whitmuir Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3    1    2

**Price:** \$1,359,000

**Method:** Private Sale

**Date:** 01/12/2020

**Property Type:** House



63 Nicholson St MCKINNON 3204 (REI)

Agent Comments

 3    1    2

**Price:** \$1,327,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 368 sqm approx

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