

## 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

2/9 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 3/24 Thomas Street Brighton East VIC 3187 | \$520,000 | 01-Jun-21 |
| 104/144 McKinnon Road McKinnon VIC 3204   | \$520,000 | 15-Apr-21 |
| 5/2A Rogers Avenue Brighton East VIC 3187 | \$490,000 | 15-Apr-21 |

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 6 months.~~

This Statement of Information was prepared on: 29 September 2021



**3/24 Thomas Street Brighton East  
VIC 3187**

 2  1  1

Sold Price

**\$520,000**

Sold Date

**01-Jun-21**

Distance

**0.43km**



**104/144 McKinnon Road McKinnon  
VIC 3204**

 2  1  1

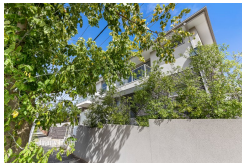
Sold Price

Sold Date

**15-Apr-21**

Distance

**0.94km**



**5/2A Rogers Avenue Brighton East  
VIC 3187**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**15-Apr-21**

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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