

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

76 Whitmuir Road, Mckinnon Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,685,000

Property Type House

Suburb Mckinnon

Period - From 01/01/2020

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	8b Coates St BENTLEIGH 3204	\$1,645,000	22/10/2020
2	17b Ardwick St BENTLEIGH 3204	\$1,645,000	15/09/2020
3	13b Loranne St BENTLEIGH 3204	\$1,610,000	22/12/2020

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:

03/02/2021 16:23



4
 2
 2

Property Type: Townhouse (Res)

Land Size: 448 sqm approx

Indicative Selling Price

\$1,600,000 - \$1,650,000

Median House Price

Year ending December 2020: \$1,685,000

Agent Comments

Well-designed to maximise northern light, this elevated 4 bedroom + study 2.5 bathroom parkside town residence is superbly spacious both inside and out. With an air of New York charm created by its bluestone stepped entry, this lifestyle haven enjoys a wide entry foyer with mudroom under the stairs, a large custom study, huge powder room, well-fitted laundry and an enormous open plan entertaining area with a savvy stone kitchen (Bosch appliances, customized walk in pantry with built in microwave) leading to an amazing wrap-around deck featuring a built in BBQ kitchen (fridge) and a secluded park-like rear garden for kids to run around, kick a ball and dogs to have a ball. Upstairs there are 4 big bedrooms (main with WIR & open spa ensuite, 2 with BIRs) and a radiant family bathroom. With all the latest in interior design finishes including plantation shutters, Bamboo floors and stone benchtops throughout, it boasts video intercom, ducted heating, evaporative cooling, ceiling fans, loads of storage and an auto gate to an oversized auto garage. Zoned for Ormond Primary School and Brighton Secondary College, walk to the delightful Bentleigh Village cafes, the city train, beautiful Allnutt Park, Wattle Grove Reserve and the bike trail along Elster Creek.

Comparable Properties



8b Coates St BENTLEIGH 3204 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,645,000

Method: Private Sale

Date: 22/10/2020

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



17b Ardwick St BENTLEIGH 3204 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,645,000

Method: Private Sale

Date: 15/09/2020

Property Type: Townhouse (Res)

Land Size: 622 sqm approx



13b Loranne St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,610,000
Method: Private Sale
Date: 22/12/2020
Property Type: House (Res)