

# 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

3/39 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 \$1,150,000

&

\$1,250,000

### 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	1/1 Claire St MCKINNON 3204	\$1,235,000	15/10/2020
2	18/3 Landcox St BRIGHTON EAST 3187	\$1,180,000	27/02/2021
3	1/45 South Av BENTLEIGH 3204	\$1,160,000	10/11/2020

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:

13/04/2021 10:21

3/39 Whitmuir Road, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

9194 1200

0411 551 190

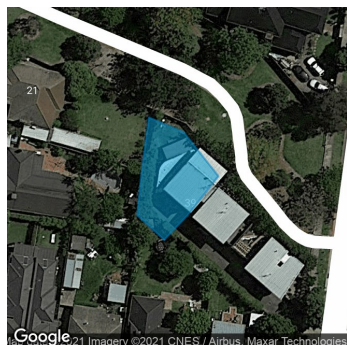
nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

December quarter 2020: \$850,000



3 2 2

**Rooms:** 4

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**1/1 Claire St MCKINNON 3204 (VG)**

Agent Comments

4 - -

**Price:** \$1,235,000

**Method:** Sale

**Date:** 15/10/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 3837 sqm approx



**18/3 Landcox St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 2

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Townhouse (Res)



**1/45 South Av BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,160,000

**Method:** Private Sale

**Date:** 10/11/2020

**Property Type:** Townhouse (Single)

**Account** - Jellis Craig | P: 03 9194 1200