

RT Edgar

STATEMENT OF INFORMATION

27 February 2019

Property offered for sale

(Address, including suburb and postcode – delete this sentence)

4/9 Whitmuir Road Bentleigh

Indicative selling price

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

(Delete single price or range as applicable, and delete this sentence)

Single price	\$	OR Range between	\$590,000	&	\$640,000
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Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$709,500	House		Unit	X	Suburb	Bentleigh
Period - From	01 February 2018	to	31 January 2019	Source	CoreLogic		

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

- A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 10/39 Mavho Street Bentleigh	\$630,000	22/12/2018
2 5/4 Hamilton Street Bentleigh	\$620,000	30/01/2019
3 201/15 Bent Street Bentleigh	\$605,000	23/01/2019

OR

- ~~**B.** RT Edgar (Office) estate agent and (listing agent) reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~