

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 42b Whitmuir Road Bentleigh 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,500,000 & \$1,625,000

Median sale price

Median price \$1,416,000 Property type House Suburb BENTLEIGH

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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
6b Mavho Street BENTLEIGH 3204	\$1,560,000	29/11/2019
9b Park Crescent BENTLEIGH 3204	\$1,650,000	12/10/2019
56a Cummins Road, BRIGHTON EAST 3187	\$1,617,500	23/11/2019

This Statement of Information was prepared on: Tuesday 11th February 2020