

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

2/26 Whitmuir Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,080,000 & \$1,130,000

Median sale price

Median price \$1,050,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2023 to 30/09/2023 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 | 2a Lockwood St BENTLEIGH 3204 | \$1,170,000 | 16/09/2023 |
| 2 | 3/66 Whitmuir Rd MCKINNON 3204 | \$1,168,000 | 11/11/2023 |
| 3 | 2/558 Centre Rd BENTLEIGH 3204 | \$1,110,000 | 18/11/2023 |

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:

04/01/2024 09:53

2/26 Whitmuir Road, Bentleigh Vic 3204



 3  2  2

Rooms: 5
Property Type: Unit
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,130,000
Median Unit Price
September quarter 2023: \$1,050,000

Comparable Properties



2a Lockwood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,170,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 246 sqm approx



3/66 Whitmuir Rd MCKINNON 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,168,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit



2/558 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,110,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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