

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

1/16 Fairbank Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$770,000 & \$820,000

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	4/27 Patterson Rd BENTLEIGH 3204	\$820,000	07/10/2023
2	14/27 Patterson Rd BENTLEIGH 3204	\$810,000	30/09/2023
3	3/40 Wamba Rd BENTLEIGH EAST 3165	\$780,000	13/07/2023

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:

09/11/2023 11:02



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$770,000 - \$820,000

Median Unit Price

September quarter 2023: \$1,050,000

Comparable Properties



4/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$820,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit

Land Size: 105 sqm approx



14/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Private Sale

Date: 30/09/2023

Property Type: Unit



3/40 Wamba Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 2

Price: \$780,000

Method: Private Sale

Date: 13/07/2023

Property Type: Villa