

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

11/2-4 Faulkner Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2023

to 31/03/2024

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	9/45 Elizabeth St BENTLEIGH EAST 3165	\$1,160,000	16/06/2024
2	24b Linton St MOORABBIN 3189	\$1,150,000	26/04/2024
3	8/17 Loranne St BENTLEIGH 3204	\$1,015,000	11/05/2024

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:

27/06/2024 13:49

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Indicative Selling Price

\$1,050,000 - \$1,155,000

Median Unit Price

Year ending March 2024: \$965,000



 3  2  2

Rooms: 6

Property Type: Unit

Agent Comments

Comparable Properties



9/45 Elizabeth St BENTLEIGH EAST 3165 (REI) **Agent Comments**

 3  2  2

Price: \$1,160,000

Method: Private Sale

Date: 16/06/2024

Property Type: Townhouse (Single)



24b Linton St MOORABBIN 3189 (REI) **Agent Comments**

 3  2  1

Price: \$1,150,000

Method: Sold Before Auction

Date: 26/04/2024

Property Type: Townhouse (Res)



8/17 Lorraine St BENTLEIGH 3204 (REI) **Agent Comments**

 3  2  2

Price: \$1,015,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Townhouse (Res)