### 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	con	sumer.vic.gc	v.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$965,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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



11/2-4 Faulkner Street, Bentleigh Vic 3204

## WHIJEFOX





Rooms: 6 Property Type: Unit Agent Comments Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median Unit Price Year ending March 2024: \$965,000

# **Comparable Properties**



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



Price: \$1,160,000 Method: Private Sale Date: 16/06/2024 Property Type: Townhouse (Single)



24b Linton St MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,150,000 Method: Sold Before Auction Date: 26/04/2024 Property Type: Townhouse (Res)



8/17 Loranne St BENTLEIGH 3204 (REI)



Agent Comments

Price: \$1,015,000 Method: Auction Sale Date: 11/05/2024 Property Type: Townhouse (Res)

Account - Whitefox Real Estate | P: 96459699



propertydata

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