

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

31A Fairbank Road, Bentleigh, VIC 3204
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Indicative selling price

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

Single price \$1,690,000 or range between &

Median sale price

Median price \$925,000 Property type Unit Suburb BENTLEIGH

Period - From 15/11/2022 to 14/11/2023 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 56b Railway Crescent Bentleigh Vic 3204	\$1,685,000	2023-10-07
2 10b May Street Bentleigh East Vic 3165	\$1,636,000	2023-09-10
3 8b Margareta Street Bentleigh East Vic 3165	\$1,700,000	2023-06-09

This Statement of Information was prepared on: 15/11/2023



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.