

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

1/21 Fairbank Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2020

to 30/09/2020

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	2/204 Patterson Rd BENTLEIGH 3204	\$952,000	04/08/2020
2	1/31 Wards Gr BENTLEIGH EAST 3165	\$910,000	10/05/2020
3	13a Gilmour Rd BENTLEIGH 3204	\$896,500	24/04/2020

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:

13/10/2020 14:37

1/21 Fairbank Road, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

September quarter 2020: \$690,000



3 2 2

Property Type: Unit

Agent Comments

Family-size 3 bedroom 2 bathroom single level home in easy-care gardens, enjoying polished boards, a charming lounge (gas fire) with study/dining, relaxed north facing family/meals, sleek stone kitchen (new F+P stove), a north facing rear courtyard with covered deck, a shed, LU carport & 2nd car space. Between Patterson Rd, Halley Park & Moorabbin Central.

Comparable Properties



2/204 Patterson Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

3 2 2

Price: \$952,000

Method: Private Sale

Date: 04/08/2020

Property Type: Unit



1/31 Wards Gr BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

3 2 2

Price: \$910,000

Method: Private Sale

Date: 10/05/2020

Property Type: Townhouse (Single)



13a Gilmour Rd BENTLEIGH 3204 (REI) **Agent Comments**

2 1 1

Price: \$896,500

Method: Private Sale

Date: 24/04/2020

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.