

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

106/3 Faulkner Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$943,500

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2023

to 30/06/2024

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	302/17 Taylor St MOORABBIN 3189	\$685,000	01/07/2024
2	9/25 Nicholson St BENTLEIGH 3204	\$640,000	30/04/2024
3			

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:

18/07/2024 13:16



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$629,000

Median Unit Price

Year ending June 2024: \$943,500

Comparable Properties



302/17 Taylor St MOORABBIN 3189 (REI)

Agent Comments

 2  2  1

Price: \$685,000

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



9/25 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$640,000

Method: Auction Sale

Date: 30/04/2024

Property Type: Apartment

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.

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