

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 Fairbank Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$1,880,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2022

to 31/03/2022

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	77 Purtell St BENTLEIGH EAST 3165	\$1,726,000	26/02/2022
2	1 Kendall St HAMPTON 3188	\$1,600,000	28/03/2022
3	14 Surrey St BENTLEIGH EAST 3165	\$1,528,000	09/04/2022

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:

20/04/2022 15:34

11 Fairbank Road, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

9593 4500

0429 129 229

gavinvanrooyen@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,650,000

Median House Price

March quarter 2022: \$1,880,000



 3  1  3

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



77 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  1  2

Price: \$1,726,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 696 sqm approx



1 Kendall St HAMPTON 3188 (REI)

Agent Comments

 2  1  1

Price: \$1,600,000

Method: Sold Before Auction

Date: 28/03/2022

Property Type: House (Res)

Land Size: 621 sqm approx



14 Surrey St BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  2

Price: \$1,528,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

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



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