

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

2b Fairbank Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$800,000

&

\$840,000

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	1f Tovan Akas Av BENTLEIGH 3204	\$831,500	05/08/2020
2	1/82 Mitchell St BENTLEIGH 3204	\$826,500	25/07/2020
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:

01/12/2020 09:03

2b Fairbank Road, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$840,000

Median Unit Price

September quarter 2020: \$690,000



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Innovative new 2 bedroom + study 2 bathroom townhouse featuring north facing living & dining with alfresco balcony, stylish stone kitchen (Smeg appliances) 2 bedroom levels (BIRs) with adjoining chic bathrooms, an auto garage + 2nd car space. Near Moorabbin Central.

Comparable Properties



1f Tovan Akas Av BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$831,500

Method: Private Sale

Date: 05/08/2020

Property Type: Townhouse (Single)



1/82 Mitchell St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$826,500

Method: Private Sale

Date: 25/07/2020

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.

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.