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	14 Fairbank Road, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,630,000	Pro	perty Type	House		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

Add	dress of comparable property	Price	Date of sale
1	88 Mortimore St BENTLEIGH 3204	\$1,555,000	21/09/2024
2	2 Marylin Ct BENTLEIGH EAST 3165	\$1,570,000	24/08/2024
3	20 Seafoam St HAMPTON EAST 3188	\$1,646,000	24/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/10/2024 10:14













Property Type: house **Agent Comments**

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** Year ending June 2024: \$1,630,000

Comparable Properties



88 Mortimore St BENTLEIGH 3204 (REI)

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Agent Comments

Price: \$1,555,000 Method: Auction Sale Date: 21/09/2024

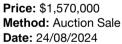
Property Type: House (Res) Land Size: 614.70 sqm approx

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Agent Comments



Property Type: House (Res) Land Size: 832 sqm approx





Agent Comments

Price: \$1,646,000 Method: Auction Sale Date: 24/08/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9194 1200



