#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

105/3 Faulkner Street, Bentleigh Vic 3204
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#### Indicative selling price

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

Range between \$485,000	&	\$530,000
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#### Median sale price

Median price	\$629,000	Pro	perty Type	Jnit	]	Suburb	Bentleigh
Period - From	01/12/2021	to	30/11/2022	So	ource	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

	aress or comparable property	1 1100	Date of Sale
1	5/25 Vickery St BENTLEIGH 3204	\$525,000	15/08/2022
2	207/29 Loranne St BENTLEIGH 3204	\$520,000	29/06/2022
3	203/24 Mavho St BENTLEIGH 3204	\$510,000	08/10/2022

#### 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:	01/12/2022 18:57



Date of sale





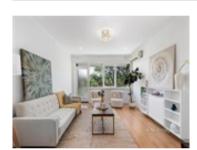




Property Type: Apartment Agent Comments

**Indicative Selling Price** \$485,000 - \$530,000 **Median Unit Price** 01/12/2021 - 30/11/2022: \$629,000

## Comparable Properties



5/25 Vickery St BENTLEIGH 3204 (REI)





**(2)** 1

Price: \$525.000 Method: Private Sale Date: 15/08/2022

Property Type: Apartment

**Agent Comments** 



207/29 Loranne St BENTLEIGH 3204 (REI/VG)

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Agent Comments

Price: \$520,000 Method: Private Sale Date: 29/06/2022

Property Type: Apartment Land Size: 594 sqm approx



203/24 Mavho St BENTLEIGH 3204 (REI/VG)





Price: \$510,000 Method: Private Sale Date: 08/10/2022

Property Type: Unit

**Agent Comments** 

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



