

# 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

105/3 Faulkner Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 & \$530,000

### Median sale price

Median price \$629,000 Property Type Unit Suburb Bentleigh

Period - From 01/12/2021 to 30/11/2022 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	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

105/3 Faulkner Street, Bentleigh Vic 3204



2 2 1

**Rooms:** 3  
**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)**

**Agent Comments**

2 1 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 15/08/2022  
**Property Type:** Apartment



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

**Agent Comments**

2 2 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 08/10/2022  
**Property Type:** Unit

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



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