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

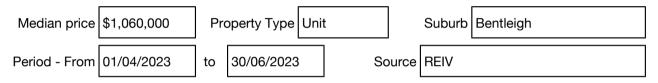
9/3 Faulkner Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$639,000

Median sale price



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	3/3 Faulkner St BENTLEIGH 3204	\$660,000	18/04/2023
2	109/79 Mitchell St BENTLEIGH 3204	\$638,000	10/03/2023
3	103/11 Bent St BENTLEIGH 3204	\$635,000	12/02/2023

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:

31/08/2023 15:17







Property Type: Apartment Agent Comments

Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

> Indicative Selling Price \$639,000 Median Unit Price June quarter 2023: \$1,060,000

Comparable Properties



3/3 Faulkner St BENTLEIGH 3204 (VG)



Price: \$660,000 Method: Sale Date: 18/04/2023 Property Type: Strata Unit/Flat Agent Comments

Agent Comments



109/79 Mitchell St BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$638,000 Method: Private Sale Date: 10/03/2023 Property Type: Apartment



103/11 Bent St BENTLEIGH 3204 (REI/VG)



Price: \$635,000 Method: Private Sale Date: 12/02/2023 Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.