

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

104/3 Faulkner Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$590,000 & \$620,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2020 to 31/12/2020 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	109/6-8 Blair St BENTLEIGH 3204	\$635,200	01/12/2020
2	5/619-621 Centre Rd BENTLEIGH EAST 3165	\$625,000	04/12/2020
3	10/3 Faulkner St BENTLEIGH 3204	\$605,000	10/02/2021

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:

25/02/2021 09:59

104/3 Faulkner Street, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky
9593 4500
0467 533 309

sarahgursansky@jellisrcraig.com.au



2 2 1

Property Type: Strata Unit/Flat
Land Size: 90.1 sqm approx

Agent Comments

Outstanding 2 bedroom 2 bathroom 1st floor security apartment with live stone kitchen, huge north-facing living & dining with honed-bluestone balcony; lift access, secure basement parking & a storage cage. Near Halley Park, Brighton beach, Moorabbin station and shops.

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

December quarter 2020: \$850,000

Comparable Properties



109/6-8 Blair St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$635,200

Method: Private Sale

Date: 01/12/2020

Property Type: Apartment

Land Size: 1492 sqm approx



5/619-621 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Private Sale

Date: 04/12/2020

Rooms: 3

Property Type: Apartment



10/3 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$605,000

Method: Auction Sale

Date: 10/02/2021

Property Type: Apartment

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