

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

3/9 FAIRBANK ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

2/22 SOUTH AVENUE BENTLEIGH VIC 3204	\$745,000	06-Feb-23
13/13 KELLY AVENUE HAMPTON EAST VIC 3188	\$795,000	26-Nov-22
8/107-109 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$895,000	29-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 25 May 2023



**2/22 SOUTH AVENUE BENTLEIGH
VIC 3204**

Sold Price

\$745,000

Sold Date **06-Feb-23**

3 2 2

Distance **0.45km**



**13/13 KELLY AVENUE HAMPTON
EAST VIC 3188**

Sold Price

\$795,000

Sold Date **26-Nov-22**

3 1 1

Distance **1.17km**



**8/107-109 EAST BOUNDARY ROAD
BENTLEIGH EAST VIC 3165**

Sold Price

^{RS} **\$895,000**

Sold Date **29-Apr-23**

3 1 2

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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