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

2c Fairbank Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

| Median price | $785,000 | Property Type | Unit | Suburb | Bentleigh |

| Period - From | 01/01/2020 | 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	37 East Boundary Rd BENTLEIGH EAST 3165	$785,000	30/12/2020
2	1/1 Baldwin St HIGHETT 3190	$782,000	22/10/2020
3	2/8-10 Muir St HIGHETT 3190	$775,000	15/01/2021

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: 05/03/2021 08:56

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2c Fairbank Rd, Bentleigh

🛏 3   🛁 2   🚗 1

Property Type: Townhouse (Single)
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending December 2020: $785,000

Comparable Properties

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37 East Boundary Rd BENTLEIGH EAST 3165 (VG)

🛏 3   🛁 -   🚗 -

Price: $785,000
Method: Sale
Date: 30/12/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/1 Baldwin St HIGHETT 3190 (VG)

🛏 2   🛁 -   🚗 -

Price: $782,000
Method: Sale
Date: 22/10/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2/8-10 Muir St HIGHETT 3190 (REI)

🛏 2   🛁 2   🚗 1

Price: $775,000
Method: Sold Before Auction
Date: 15/01/2021
Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP