

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
1C Fairbank Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$917,500 House Unit X Suburb Bentleigh

Period - From 01/07/2017 to 30/06/2018 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	1/66-68 Tucker Rd BENTLEIGH 3204	\$880,000	13/05/2018
2	4/2-4 Faulkner St BENTLEIGH 3204	\$841,000	09/05/2018
3	Unit 4/28-30 The Crescent HIGHETT 3190	\$820,000	08/09/2018

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.



3 2 2

Rooms:
Property Type: Townhouse
(Single)
Land Size: 164 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$820,000 - \$880,000
Median Unit Price
Year ending June 2018: \$917,500

Comparable Properties



1/66-68 Tucker Rd BENTLEIGH 3204 (REI/VG) [Agent Comments](#)

3 2 1

Price: \$880,000
Method: Auction Sale
Date: 13/05/2018
Rooms: -
Property Type: Unit



4/2-4 Faulkner St BENTLEIGH 3204 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$841,000
Method: Sold Before Auction
Date: 09/05/2018
Rooms: 4
Property Type: Townhouse (Res)



Unit 4/28-30 The Crescent HIGHETT 3190 (REI) [Agent Comments](#)

3 2 2

Price: \$820,000
Method: Private Sale
Date: 08/09/2018
Rooms: -
Property Type: House