

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

5/2-4 Faulkner Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$804,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2024

to

31/12/2024

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 | 550a Centre Rd BENTLEIGH 3204 | \$865,000 | 04/03/2025 |
| 2 | 42 Coates St BENTLEIGH 3204 | \$860,000 | 24/11/2024 |
| 3 | 3/1 Corbie St BENTLEIGH 3204 | \$885,000 | 12/10/2024 |

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:

02/04/2025 15:07

5/2-4 Faulkner Street, Bentleigh Vic 3204



Nick Renna
9194 1200
0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$890,000

Median Unit Price

December quarter 2024: \$804,000



3 2 2

Property Type: Townhouse

Comparable Properties



550a Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$865,000
Method: Sold Before Auction
Date: 04/03/2025
Property Type: Townhouse (Res)



42 Coates St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$860,000
Method: Sold Before Auction
Date: 24/11/2024
Property Type: Townhouse (Res)



3/1 Corbie St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



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