

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

11b Lilac Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,190,000 & \$1,309,000

Median sale price

Median price \$1,433,000 Property Type Townhouse Suburb Bentleigh East

Period - From 02/04/2023 to 01/04/2024 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	32B Brooks St BENTLEIGH EAST 3165	\$1,345,000	02/03/2024
2	14a Hinkler Av BENTLEIGH EAST 3165	\$1,345,000	15/01/2024
3	23 Yarraburn Cl BENTLEIGH EAST 3165	\$1,341,000	13/03/2024

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:

02/04/2024 12:39



4 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,309,000
Median Townhouse Price
02/04/2023 - 01/04/2024: \$1,433,000

Comparable Properties



32B Brooks St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,345,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)



14a Hinkler Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 1

Price: \$1,345,000

Method: Private Sale

Date: 15/01/2024

Property Type: Townhouse (Single)



23 Yarraburn Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,341,000

Method: Auction Sale

Date: 13/03/2024

Property Type: Townhouse (Res)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900