

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

14 Lancaster Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,405,125 Property Type House Suburb Bentleigh East

Period - From 01/10/2023 to 31/12/2023 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	45 Strathmore St BENTLEIGH 3204	\$1,725,000	16/12/2023
2	6 Huntingdon Rd BENTLEIGH EAST 3165	\$1,660,000	11/12/2023
3	33 Deakin St BENTLEIGH EAST 3165	\$1,650,000	17/02/2024

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:

29/02/2024 09:10



3 1 2

Property Type: House

Agent Comments

Comparable Properties



45 Strathmore St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,725,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: House (Res)

Land Size: 563 sqm approx



6 Huntingdon Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,660,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 586 sqm approx



33 Deakin St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 637 sqm approx