

# 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

2/4 Lilac Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,275,000 Property Type Unit Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	6/3 Heather St BENTLEIGH EAST 3165	\$990,000	25/05/2024
2	4/3 Adelaide St MCKINNON 3204	\$971,888	25/05/2024
3	4/8 Daphne St BENTLEIGH EAST 3165	\$900,000	17/06/2024

**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:

08/07/2024 13:29



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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
March quarter 2024: \$1,275,000

## Comparable Properties



**6/3 Heather St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

3   3   1

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 25/05/2024  
**Property Type:** Townhouse (Res)



**4/3 Adelaide St MCKINNON 3204 (REI)**

**Agent Comments**

3   2   2

**Price:** \$971,888  
**Method:** Private Sale  
**Date:** 25/05/2024  
**Property Type:** Townhouse (Single)



**4/8 Daphne St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3   2   2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 17/06/2024  
**Property Type:** Townhouse (Res)

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