

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

Single price

\$1,775,000

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	91 Castlewood St BENTLEIGH EAST 3165	\$1,751,000	17/02/2024
2	45 Strathmore St BENTLEIGH 3204	\$1,725,000	16/12/2023
3	8 Hunter St CARNEGIE 3163	\$1,715,000	24/02/2024

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:

25/03/2024 09:45

14 Lancaster Street, Bentleigh East Vic 3165

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

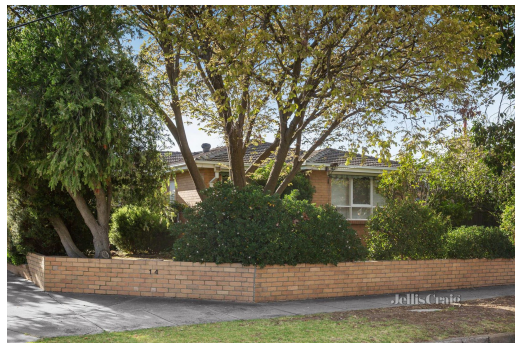
trentcollie@jellisrcraig.com.au

Indicative Selling Price

\$1,775,000

Median House Price

December quarter 2023: \$1,405,125



3 1 2

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties

91 Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,751,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 684 sqm approx



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



8 Hunter St CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$1,715,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 630 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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