

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

23 Lilac Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,322,000

Property Type House

Suburb Bentleigh East

Period - From 01/10/2020

to 31/12/2020

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		
2		
3		

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:

03/03/2021 11:15

23 Lilac Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2020: \$1,322,000



 3  1  3

Rooms: 6

Property Type: House

Agent Comments

On 780sqm approx., this 3 bedroom cream brick classic is in the GRZ1 zone with a 66 ftm approx. wide frontage, perfect to renovate, extend, rent out, rebuild or redevelop (STCA), featuring polished boards, 3 living areas (gas log fire), a cheery kitchen (F+P appliances) and a west-facing rear garden

Comparable Properties

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.

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