

## 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

3/4 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)

Single price \$950,000

**Median sale price**

Median price \$1,130,000

House

Unit

X

Suburb Bentleigh East

Period - From 01/07/2017

to

30/09/2017

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	11 Cormick St BENTLEIGH EAST 3165	\$990,000	18/09/2017
2	1/1 Abbin Av BENTLEIGH EAST 3165	\$950,000	29/11/2017
3	1/14 Milford St BENTLEIGH EAST 3165	\$930,000	02/12/2017

**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.



3 2.5

**Rooms:**

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**11 Cormick St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$990,000

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 337 sqm approx



**1/1 Abbin Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 29/11/2017

**Rooms:** -

**Property Type:** House (Res)



**1/14 Milford St BENTLEIGH EAST 3165 (REI)**

Agent Comments

3 1 2

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** Townhouse (Res)