

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

1/4 Lilac Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,265,000 Property Type Townhouse Suburb Bentleigh East

Period - From 01/07/2020 to 30/06/2021 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	2/4 Fromer St BENTLEIGH 3204	\$1,020,000	31/03/2021
2	2/17 St Georges Av BENTLEIGH EAST 3165	\$1,039,000	24/03/2021
3	1/155 Bignell Rd BENTLEIGH EAST 3165	\$1,011,500	12/02/2021

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:

01/07/2021 11:20

1/4 Lilac Street, Bentleigh East Vic 3165



Oren Flamm

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Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

01/07/2020 - 30/06/2021: \$1,265,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/4 Fromer St BENTLEIGH 3204 (VG)

Agent Comments



Price: \$1,020,000

Method: Sale

Date: 31/03/2021

Property Type: Flat/Unit/Apartment (Res)

2/17 St Georges Av BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$1,039,000

Method: Sale

Date: 24/03/2021

Property Type: Flat/Unit/Apartment (Res)



1/155 Bignell Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,011,500

Method: Sold Before Auction

Date: 12/02/2021

Property Type: Townhouse (Res)

Land Size: 331 sqm approx

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.