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 betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$1,265,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh East	
Period - From	01/07/2020	to	30/06/2021		Sc	ource	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.

Ad	dress 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









Property Type: Flat/Unit/Apartment (Res) Agent Comments Oren Flamm 9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 01/07/2020 - 30/06/2021: \$1,265,000

Comparable Properties



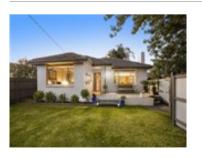
2/4 Fromer St BENTLEIGH 3204 (VG)

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)



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

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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



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