

## 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

1/13 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,124,500

Property type

Unit

Suburb

Bentleigh East

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

1/1 DAPHNE STREET BENTLEIGH EAST VIC 3165	\$1,120,000	18-Oct-24
2/41 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,196,000	12-Oct-24
4/23-25 SCHULZ STREET BENTLEIGH EAST VIC 3165	\$1,180,000	21-Sep-24

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 6 months.

This Statement of Information was prepared on: 26 November 2024



**1/1 DAPHNE STREET BENTLEIGH EAST VIC 3165**

 3  2  2

Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **18-Oct-24**

Distance **0.12km**



**2/41 ELIZABETH STREET BENTLEIGH EAST VIC 3165**

 3  2  1

Sold Price **\$1,196,000** Sold Date **12-Oct-24**

Distance **0.36km**



**4/23-25 SCHULZ STREET BENTLEIGH EAST VIC 3165**

 3  2  2

Sold Price <sup>RS</sup> **\$1,180,000** Sold Date **21-Sep-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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