

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/17 Lilac Street Bentleigh East, 3165
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$725,000
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### Median sale price

Median price	\$1,300,000	Property Type	UNIT	Suburb	BENTLEIGH EAST
Period - From	01-Apr-2022	to	30-Jun-2022	Source	PDOL

### Comparable property sales

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	2/27 Gladwyn Avenue, Bentleigh East	\$766,600	22-Aug-2022
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	2/174 East Boundary Road, Bentleigh East	\$760,000	12-Sep-2022

This statement of information was prepared on 08-Nov-2022 at 11:20:25 AM EST