

1 Lily Street, Bentleigh Vic 3204

**hockingstuart**

Rob Strickland  
0437 076 069  
rstrickland@hockingstuart.com.au



 3  2 

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000

**Median House Price**  
March quarter 2017: \$1,448,000

This capitivating 4 bed/study 2 bath Californian Bungalow enjoys a brand new stone kitchen, north facing entertaining, fabulous alfresco garden with thatched gazebo, solar heated pool, BBQ & pizza oven, workshop & carport. Premier locale, off Centre Rd

## Comparable Properties



**15 Uonga Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House (Res)



**3 Mavho St BENTLEIGH 3204 (REI)**

**Agent Comments**

 4  1  3

**Price:** \$1,654,000  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx



**2 Field St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 23/03/2017  
**Rooms:** 6  
**Property Type:** House

## 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 Lily Street, Bentleigh Vic 3204

## Indicative selling price

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

Single price \$1,650,000

## Median sale price

Median price \$1,448,000

House X

Suburb Bentleigh

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

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
15 Uonga Rd BENTLEIGH 3204	\$1,700,000	01/04/2017
3 Mavho St BENTLEIGH 3204	\$1,654,000	18/02/2017
2 Field St BENTLEIGH 3204	\$1,600,000	23/03/2017