

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

71b Lancaster Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,142,500

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2022

to

31/12/2022

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	2b Ellen St BENTLEIGH EAST 3165	\$1,650,000	06/02/2023
2	23b Moylan St BENTLEIGH EAST 3165	\$1,620,000	17/12/2022
3	12b Grandview Gr CARNEGIE 3163	\$1,615,000	30/09/2022

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:

16/02/2023 12:10

71b Lancaster Street, Bentleigh East Vic 3165

**Jellis
Craig**

Nick Renna

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0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Unit Price

December quarter 2022: \$1,142,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2b Ellen St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 06/02/2023

Property Type: Townhouse (Single)



23b Moylan St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,620,000

Method: Auction Sale

Date: 17/12/2022

Property Type: Townhouse (Res)

Land Size: 353 sqm approx



12b Grandview Gr CARNEGIE 3163 (REI/VG)

Agent Comments

4 3 2

Price: \$1,615,000

Method: Sold Before Auction

Date: 30/09/2022

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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