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

Nick Renna
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0411 551 190
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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median Unit Price
December quarter 2022: $1,142,500

Comparable Properties



2b Ellen St BENTLEIGH EAST 3165 (REI)

4 2 2

Price: $1,650,000
Method: Sold Before Auction
Date: 06/02/2023
Property Type: Townhouse (Single)

Agent Comments



23b Moylan St BENTLEIGH EAST 3165 (REI)

4 3 1

Price: $1,620,000
Method: Auction Sale
Date: 17/12/2022
Property Type: Townhouse (Res)
Land Size: 353 sqm approx

Agent Comments



12b Grandview Gr CARNEGIE 3163 (REI/VG)

4 3 2

Price: $1,615,000
Method: Sold Before Auction
Date: 30/09/2022
Property Type: Townhouse (Single)

Agent Comments

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