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	2B Lilac Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between $890,000 & $970,000

Median sale price

Median price $1,203,000 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2024 to 30/09/2024 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	2/27 Lilac St BENTLEIGH EAST 3165	$929,000	01/10/2024
2	4/8 Daphne St BENTLEIGH EAST 3165	$900,000	17/06/2024
3	6/3 Heather St BENTLEIGH EAST 3165	$990,000	25/05/2024

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: 19/11/2024 10:30

2B Lilac Street, Bentleigh East Vic 3165



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Property Type:
Agent Comments

Indicative Selling Price
$890,000 - $970,000
Median Unit Price
September quarter 2024: $1,203,000

Comparable Properties



2/27 Lilac St BENTLEIGH EAST 3165 (REI)

4 4 2

Price: $929,000
Method: Sold Before Auction
Date: 01/10/2024
Property Type: Townhouse (Res)

Agent Comments



4/8 Daphne St BENTLEIGH EAST 3165 (REI/VG)

3 2 2

Price: $900,000
Method: Private Sale
Date: 17/06/2024
Property Type: Townhouse (Res)

Agent Comments



6/3 Heather St BENTLEIGH EAST 3165 (REI/VG)

3 3 1

Price: $990,000
Method: Private Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Buxton | P: 03 9563 9933

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