Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/28 Castles Road, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,039,000

Median sale price

Median price	\$1,050,000	Pro	perty Type	Jnit		Suburb	Bentleigh
Period - From	01/04/2021	to	31/03/2022		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

Add	dress of comparable property	Price	Date of sale
1	2/39 Paschal St BENTLEIGH 3204	\$1,120,000	06/05/2022
2	1/8 Wilma St BENTLEIGH 3204	\$1,050,000	10/04/2022
3	2/2 Scotts St BENTLEIGH 3204	\$1,030,000	29/01/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2022 08:46





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Indicative Selling Price \$1,039,000 **Median Unit Price**

Year ending March 2022: \$1,050,000

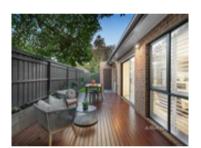


Property Type: Unit Land Size: 333 sqm approx

Agent Comments



Comparable Properties



2/39 Paschal St BENTLEIGH 3204 (REI)





Price: \$1,120,000 Method: Private Sale Date: 06/05/2022

Property Type: Townhouse (Single)

Agent Comments



1/8 Wilma St BENTLEIGH 3204 (REI)





Price: \$1,050,000 Method: Auction Sale Date: 10/04/2022

Property Type: House (Res)

Agent Comments



2/2 Scotts St BENTLEIGH 3204 (REI/VG)





Price: \$1,030,000 Method: Auction Sale Date: 29/01/2022 Property Type: Unit

Agent Comments

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



