

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

1/28 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

Property Type

Unit

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/05/2022 08:46

1/28 Castles Road, Bentleigh Vic 3204

Jellis Craig

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,039,000

Median Unit Price

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



3 1 2

Property Type: Unit

Land Size: 333 sqm approx

Agent Comments

Comparable Properties



2/39 Paschal St BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Private Sale

Date: 06/05/2022

Property Type: Townhouse (Single)



1/8 Wilma St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 10/04/2022

Property Type: House (Res)



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

Agent Comments

3 1 1

Price: \$1,030,000

Method: Auction Sale

Date: 29/01/2022

Property Type: Unit

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



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