

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

1/3 Caleb Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,261,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/07/2021

to 30/06/2022

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	1/28 Castles Rd BENTLEIGH 3204	\$1,041,000	25/05/2022
2	2/39 Wards Gr BENTLEIGH EAST 3165	\$1,000,000	25/06/2022
3	2/44 Bendigo Av BENTLEIGH 3204	\$998,000	27/08/2022

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:

01/09/2022 09:42

1/3 Caleb Street, Bentleigh East Vic 3165

Ben Quigley
03 9557 5500
0411 878 636
bquigley@woodards.com.au



3 2 2

Rooms: 5
Property Type: Unit
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
Year ending June 2022: \$1,261,000

Comparable Properties



1/28 Castles Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,041,000
Method: Private Sale
Date: 25/05/2022
Property Type: Unit
Land Size: 333 sqm approx



2/39 Wards Gr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,000,000
Method: Auction Sale
Date: 25/06/2022
Property Type: Unit
Land Size: 254 sqm approx



2/44 Bendigo Av BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$998,000
Method: Auction Sale
Date: 27/08/2022
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.