

# 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

2/96 Castlewood Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,060,000

&

\$1,100,000

### Median sale price

Median price \$1,272,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/10/2021

to 31/12/2021

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	2/54 Brady Rd BENTLEIGH EAST 3165	\$1,100,000	16/02/2022
2	2/6 England St BENTLEIGH EAST 3165	\$1,060,000	15/12/2021
3			

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:

08/03/2022 14:18

2/96 Castlewood Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$1,060,000 - \$1,100,000

**Median Unit Price**

December quarter 2021: \$1,272,000



 4  2  2

**Property Type:** Townhouse

Agent Comments

Light and airy 4 bedroom 2 bathroom rear single level townhouse. One of two, it features a lovely main bedroom (walk in robe and radiant ensuite); stylish open plan living and dining with on trend stone kitchen (900mm oven), an adjoining family room, a tranquil wrap-around courtyard garden with sun filled deck (café awning), heating/cooling and a secure carport. Between Mackie Road shops and Coatesville Primary School.

## Comparable Properties



**2/54 Brady Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 16/02/2022

**Property Type:** Unit

**Land Size:** 330 sqm approx



**2/6 England St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 3  1  2

**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 15/12/2021

**Property Type:** Unit

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.

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



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