

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

8 Castles Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,535,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2020

to

30/09/2020

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	17 Marriot Rd BENTLEIGH 3204	\$1,535,000	18/09/2020
2	11 Carolyn St HAMPTON 3188	\$1,525,000	21/10/2020
3	14 Harding St BENTLEIGH 3204	\$1,437,000	24/10/2020

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:

14/12/2020 17:58

8 Castles Road, Bentleigh Vic 3204



Property Type: House (Previously Occupied - Detached)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$1,595,000

Median House Price

September quarter 2020: \$1,535,000

Comparable Properties



17 Marriot Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,535,000

Method: Private Sale

Date: 18/09/2020

Property Type: House

Land Size: 697 sqm approx



11 Carolyn St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,525,000

Method: Auction Sale

Date: 21/10/2020

Property Type: House (Res)



14 Harding St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,437,000

Method: Auction Sale

Date: 24/10/2020

Property Type: House

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



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.