Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 15 Castles Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,190,000								
Median sale price									
Median price	\$945,000	Pro	operty Type	Unit			Suburb	Bentleigh	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/69 Purtell St BENTLEIGH EAST 3165	\$1,200,000	13/02/2024
2	2/26 Harding St BENTLEIGH 3204	\$1,200,000	21/12/2023
3	17 Dane Rd HAMPTON EAST 3188	\$1,180,000	09/12/2023

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:

27/02/2024 16:19



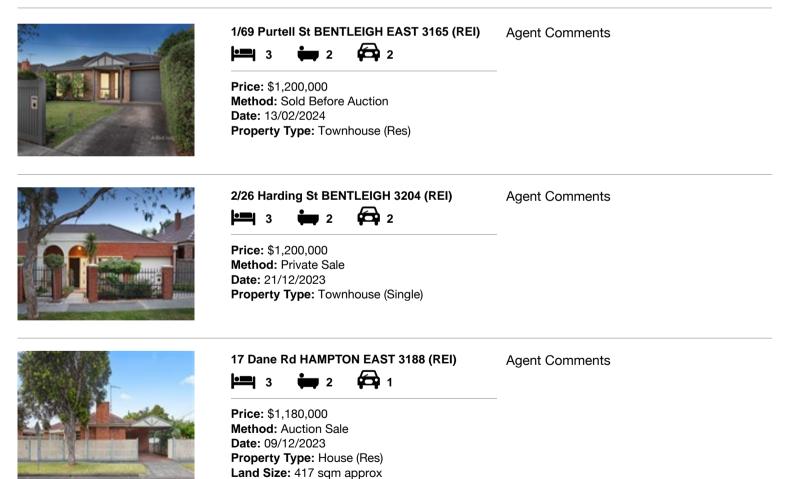






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,190,000 Median Unit Price Year ending December 2023: \$945,000

Comparable Properties



Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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