

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 86b 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 \$1,200,000 & \$1,300,000

## Median sale price

Median price \$1,173,000 Property type Townhouse Suburb Bentleigh East

Period - From 01/01/2021 to 31/03/2021 Source REIV

## Comparable property sales

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
123A Brady Rd BENTLEIGH EAST 3165	\$1,485,000	04/03/2021
15A Bradford St BENTLEIGH EAST 3165	\$1,340,000	22/03/2021
12B Yaralla Rd BENTLEIGH EAST 3165	\$1,340,000	27/03/2021

This Statement of Information was prepared on: 11/05/2021