

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

76a Castlewood Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

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	15A Cormick St BENTLEIGH EAST 3165	\$1,625,000	01/12/2021
2	10b Connie St BENTLEIGH EAST 3165	\$1,590,000	04/12/2021
3	3a Daphne St BENTLEIGH EAST 3165	\$1,542,000	13/11/2021

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:

23/02/2022 11:03

76a Castlewood Street, Bentleigh East Vic 3165

**Jellis
Craig**

Kosta Mesaritis

9593 4500

0412 117 529

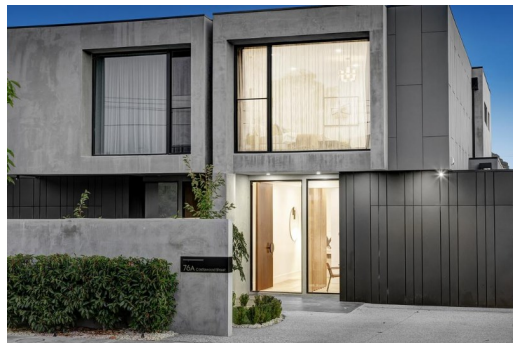
kostamesaritis@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Unit Price

December quarter 2021: \$1,272,000



4 3 2

Property Type: Townhouse

Agent Comments

Imposing 4 bedroom + study 3.5 bathroom family town residence showcasing 2 superb entertaining zones, a grand kitchen (Euro appliances, walk in pantry), 2 sumptuous bedroom suites, covered deck with full BBQ kitchen in secluded gardens & auto garage. A heartbeat to Mackie Road shops.

Comparable Properties



15A Cormick St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

4 4 1

Price: \$1,625,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: Townhouse (Res)



10b Connie St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,590,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)



3a Daphne St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4 3 2

Price: \$1,542,000

Method: Auction Sale

Date: 13/11/2021

Property Type: Townhouse (Res)

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



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