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

11 Castles Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale p	rice								
Median price	\$1,600,000	Pro	operty Type	Том	nhouse		Suburb	Bentleigh	
Period - From	22/05/2022	to	21/05/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1/8 Fitzroy St BENTLEIGH 3204	\$1,050,000	06/05/2023
2	1/13 Stayner Gr MOORABBIN 3189	\$1,037,000	16/04/2023
3	3/230 South Rd BRIGHTON EAST 3187	\$995,000	29/04/2023

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.

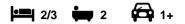
This Statement of Information was prepared on:

22/05/2023 16:17









Property Type: Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 **Median Townhouse Price** 22/05/2022 - 21/05/2023: \$1,600,000

Comparable Properties



1/8 Fitzroy St BENTLEIGH 3204 (REI)



Price: \$1,050,000 Method: Auction Sale Date: 06/05/2023 Property Type: Unit

Agent Comments

Agent Comments



1/13 Stayner Gr MOORABBIN 3189 (REI) **1** 1 2

Price: \$1,037,000 Method: Private Sale Date: 16/04/2023 Property Type: Townhouse (Single) Land Size: 233 sqm approx



3/230 South Rd BRIGHTON EAST 3187 (REI)



Agent Comments

Price: \$995,000 Method: Auction Sale Date: 29/04/2023 Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216





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