

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 between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,600,000

Property Type Townhouse

Suburb Bentleigh

Period - From 22/05/2022

to

21/05/2023

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	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



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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)

Agent Comments

2 1 1

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



1/13 Stayner Gr MOORABBIN 3189 (REI)

Agent Comments

2 2 1

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

2 2 2

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