

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

14a Castles Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$965,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2021

to 30/06/2021

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		
2		
3		

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:

02/08/2021 12:48

14a Castles Road, Bentleigh Vic 3204

**Jellis
Craig**

Sarah Gursansky

9593 4500

0467 533 309

sarahgursansky@jellisrcraig.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median Unit Price

June quarter 2021: \$965,000

 4  2  2

Property Type: Townhouse

Agent Comments

Brilliant new 4 bedroom 2 bathroom residence enjoying stylish north facing living & dining with alfresco courtyard; a sleek stone kitchen (Smeg appliances), a downstairs bedroom (BIRs) and vogue fully tiled bathroom, a sunny balcony & auto garage. Stroll to Halley Park.



Comparable Properties

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.

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