

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

2/30 Castles Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$945,000 Property Type Unit Suburb Bentleigh

Period - From 01/01/2023 to 31/12/2023 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	2/26 Harding St BENTLEIGH 3204	\$1,200,000	21/12/2023
2	8a Wishart St HAMPTON EAST 3188	\$1,115,000	02/12/2023
3	2/8 Caleb St BENTLEIGH EAST 3165	\$1,069,000	02/12/2023

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:

07/02/2024 11:29



Property Type: House

Agent Comments

Comparable Properties



2/26 Harding St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)



8a Wishart St HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$1,115,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 323 sqm approx



2/8 Caleb St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$1,069,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)