Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/30 Castles Road, Bentleigh Vic 3204
2/

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	Pro	perty Type U	nit		Suburb	Bentleigh
Period - From	01/01/2023	to	31/12/2023	So	ource	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

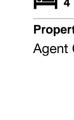
This Statement of Information was prepared on:	07/02/2024 11:29





Jack Liu 9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,080,000 - \$1,180,000 **Median Unit Price** Year ending December 2023: \$945,000





Comparable Properties



2/26 Harding St BENTLEIGH 3204 (REI)

-2



Price: \$1,200,000 Method: Private Sale Date: 21/12/2023

Property Type: Townhouse (Single)

Agent Comments



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





Price: \$1,115,000 Method: Auction Sale Date: 02/12/2023

Property Type: Townhouse (Res) Land Size: 323 sqm approx

Agent Comments



2/8 Caleb St BENTLEIGH EAST 3165 (REI)





Price: \$1,069,000 Method: Auction Sale Date: 02/12/2023

Property Type: Townhouse (Res)

Agent Comments

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



