

# 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 40 Castlewood Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,900,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Bentleigh East

Period - From 01/01/2024 to 31/03/2024 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	5 Kennedy St BENTLEIGH EAST 3165	\$3,000,000	14/03/2024
2	40 Deakin St BENTLEIGH EAST 3165	\$2,975,000	02/12/2023
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: 21/05/2024 15:24

40 Castlewood Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis  
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**Indicative Selling Price**

\$2,700,000 - \$2,900,000

**Median House Price**

March quarter 2024: \$1,485,000



 5  4  4

**Property Type:** House

Agent Comments

## Comparable Properties



**5 Kennedy St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 6  3  2

**Price:** \$3,000,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** House

**Land Size:** 729 sqm approx

**40 Deakin St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 5  2  2

**Price:** \$2,975,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 616 sqm approx

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



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