

# 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 91 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 \$1,540,000 & \$1,640,000

### Median sale price

Median price \$1,456,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2023 to 30/09/2023 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	18 Almurta Rd BENTLEIGH EAST 3165	\$1,675,000	25/10/2023
2	7 Daphne St BENTLEIGH EAST 3165	\$1,620,000	23/09/2023
3	40 Norville St BENTLEIGH EAST 3165	\$1,530,888	22/12/2023

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: 05/01/2024 10:32

91 Castlewood Street, Bentleigh East Vic 3165



 4  2.5  2

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 687 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,540,000 - \$1,640,000

**Median House Price**

September quarter 2023: \$1,456,000

## Comparable Properties



**18 Almurta Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4  2  3

**Price:** \$1,675,000

**Method:** Private Sale

**Date:** 25/10/2023

**Property Type:** House

**Land Size:** 677 sqm approx



**7 Daphne St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**40 Norville St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 5  2  2

**Price:** \$1,530,888

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** House

**Land Size:** 715 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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