

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

2A Castles Road Bentleigh VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,080,000

&

\$1,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Bentleigh

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

2/54 Railway Crescent Bentleigh VIC 3204	\$1,085,000	20-Oct-19
45 Luckins Road Bentleigh VIC 3204	\$1,057,000	12-Oct-19
2/30 Castles Road Bentleigh VIC 3204	\$1,030,000	21-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 13 February 2020


2/54 Railway Crescent Bentleigh VIC 3204
 3  2  1

 Sold Price **\$1,085,000** Sold Date **20-Oct-19**

 Distance **0.64km**
Notes from your agent

small third bedroom


45 Luckins Road Bentleigh VIC 3204
 3  1  2

 Sold Price **\$1,057,000** Sold Date **12-Oct-19**

 Distance **0.72km**

2/30 Castles Road Bentleigh VIC 3204
 3  2  2

 Sold Price **\$1,030,000** Sold Date **21-Sep-19**

 Distance **0.3km**
Notes from your agent

well maintained, but dated

RS = Recent sale

UN = Undisclosed Sale

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