

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address

205/1a OMEO COURT, BENTLEIGH EAST VIC 3165

Indicative selling price

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

Single price:

\$389,000

Median sale price

Median price

\$401,000

Property type

UNITS

Suburb

BENTLEIGH EAST VIC 3165

Period - From

01/03/2020

to

01/03/2021

Source

www.realestate.com.au

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Property address:

Sale price:

Date of sale:

Property address:	Sale price:	Date of sale:
20/801 CENTRE ROAD, BENTLEIGH EAST VIC 3165	\$404,000	28/11/2020
127/801 CENTRE ROAD, BENTLEIGH EAS VIC 3165	\$420,000	06/02/2021
106/1 MACKIE ROAD, BENTLEIGH EAST VIC 3165	\$410,000	03/03/2021

This Statement of Information was prepared on:

11TH of May 2021