

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

2/39 Paschal Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,125,000

Median sale price

Median price

\$1,565,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

22/04/2021

to

21/04/2022

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	10a Ashlar Rd MOORABBIN 3189	\$1,130,000	06/11/2021
2	1/7 Gordon St BENTLEIGH 3204	\$1,102,000	07/12/2021
3	2/54 Brady Rd BENTLEIGH EAST 3165	\$1,100,000	16/02/2022

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:

22/04/2022 17:03



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



10a Ashlar Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Townhouse (Res)



1/7 Gordon St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$1,102,000

Method: Sold Before Auction

Date: 07/12/2021

Property Type: Unit

Land Size: 269 sqm approx



2/54 Brady Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 16/02/2022

Property Type: Unit

Land Size: 330 sqm approx