## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31 Paschal Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,100,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,862,500	Pro	operty Type	Hous	se		Suburb	Bentleigh
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	20 Francesco St BENTLEIGH EAST 3165	\$2,290,000	23/10/2021
2	15 Neville St BENTLEIGH EAST 3165	\$2,219,888	21/10/2021
3	22 Paschal St BENTLEIGH 3204	\$2,000,000	03/12/2021

OR

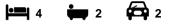
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/02/2022 14:01







**Property Type:** House (Res) **Land Size:** 613 sqm approx Agent Comments Ryan Counihan 03 9557 5500 0402 188 519 rcounihan@woodards.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price December quarter 2021: \$1,862,500

# **Comparable Properties**



20 Francesco St BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$2,290,000 Method: Sold Before Auction Date: 23/10/2021 Property Type: House (Res) Land Size: 610 sqm approx



15 Neville St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$2,219,888 Method: Sold Before Auction Date: 21/10/2021 Property Type: House (Res) Land Size: 611 sqm approx



22 Paschal St BENTLEIGH 3204 (REI)



Agent Comments

Price: \$2,000,000 Method: Private Sale Date: 03/12/2021 Property Type: House Land Size: 800 sqm approx

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





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