

## 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

1/39 Paschal Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$765,000

&

\$835,000

#### Median sale price

Median price

\$915,000

House

Unit

X

Suburb

Bentleigh

Period - From

01/07/2017

to

30/09/2017

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	1/1 Atkinson St BENTLEIGH 3204	\$840,000	05/08/2017
2	2/11 Lawson St BENTLEIGH 3204	\$818,000	09/09/2017
3	1/107 East Boundary Rd BENTLEIGH EAST 3165	\$770,000	19/11/2017

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.



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$765,000 - \$835,000  
**Median Unit Price**  
September quarter 2017: \$915,000

## Comparable Properties



**1/1 Atkinson St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 254 sqm approx



**2/11 Lawson St BENTLEIGH 3204 (REI)**

**Agent Comments**



**Price:** \$818,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** -  
**Property Type:** Unit



**1/107 East Boundary Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$770,000  
**Method:** Sold After Auction  
**Date:** 19/11/2017  
**Rooms:** -  
**Property Type:** Unit