

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

2/9 Pascoe Avenue, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$835,000

House

Unit

X

Suburb

Bentleigh

Period - From 01/10/2018

to

31/12/2018

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		
2		
3		

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.

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

December quarter 2018: \$835,000



 3  1 

Rooms:

Property Type: Unit

Land Size: 1670.811 sqm approx

Agent Comments

Comparable Properties



4 Brodribb St BENTLEIGH 3204 (REI/VG)

 3  1  2

Price: \$785,000

Method: Sold After Auction

Date: 17/02/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 202 sqm approx

Agent Comments

This property is bigger than 2/9 Pascoe Ave, Bentleigh

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.