

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

23 Pasadena Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,165,000 Property Type House Suburb Bentleigh East

Period - From 01/07/2019 to 30/09/2019 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 | 38 Lesden St BENTLEIGH EAST 3165 | \$975,000 | 28/06/2019 |
| 2 | 4 Kenjolie Dr BENTLEIGH EAST 3165 | \$959,000 | 09/07/2019 |
| 3 | 29 Pasadena Cr BENTLEIGH EAST 3165 | \$955,000 | 03/08/2019 |

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:

29/10/2019 14:54



Property Type: House

Land Size: 540 sqm approx

Agent Comments

Much loved c1967 4 bedroom English style gem with lovely street appeal. A great opportunity to renovate, rebuild or redevelop (STCA) on 540sqm approx.; it features an L-shaped living and dining room, cottage style kitchen/meals, 4 double bedrooms (BIRs), immaculate bathroom, and a leafy rear garden with garden shed. Comfortable with a gas heater, air cond & a carport, it's in a beautiful family friendly locale, one house away from Yarra Yarra Golf Course, close to schools, Centenary Park, Humble Creatures café & buses.

Comparable Properties



38 Lesden St BENTLEIGH EAST 3165 (VG)

Agent Comments



Price: \$975,000

Method: Sale

Date: 28/06/2019

Property Type: House (Res)

Land Size: 585 sqm approx



4 Kenjulie Dr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$959,000

Method: Private Sale

Date: 09/07/2019

Property Type: House

Land Size: 557 sqm approx

29 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$955,000

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 565 sqm approx