

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

4/48 Pasadena Crescent, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,272,000 Property Type Unit Suburb Bentleigh East

Period - From 01/10/2021 to 31/12/2021 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	1/41 Mackie Rd BENTLEIGH EAST 3165	\$812,500	13/12/2021
2	2/14 Manuka St BENTLEIGH EAST 3165	\$800,000	05/03/2022
3	3/41 East Boundary Rd BENTLEIGH EAST 3165	\$733,000	11/12/2021

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:

15/03/2022 13:01



2 1 1

Property Type: Villa

Agent Comments

Tranquil north-facing 2 bedroom villa enjoying a sun-filled living room, a modern classic kitchen with meals area, 2 double bedrooms (main with walk-in robe), a light and white semi-ensuite, a brilliant wrap-around courtyard d/heat, r/c air con. Golf course, cafes, bus, schools close by.

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

December quarter 2021: \$1,272,000

Comparable Properties



1/41 Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$812,500

Method: Private Sale

Date: 13/12/2021

Property Type: House



2/14 Manuka St BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Unit

3/41 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

2 1 1

Price: \$733,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Unit

Land Size: 171 sqm approx