

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

32 Pascoe Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,000,000 & \$2,150,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Bentleigh

Period - From 01/10/2024 to 31/12/2024 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	298 North Rd BRIGHTON EAST 3187	\$2,125,000	16/11/2024
2	8 Clapperton St BENTLEIGH 3204	\$2,000,000	24/10/2024
3	44 Bent St BENTLEIGH 3204	\$2,145,000	12/10/2024

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:

23/01/2025 15:15



Property Type: House

Land Size: 606 sqm approx

Agent Comments

Comparable Properties



298 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,125,000

Method: Private Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 648 sqm approx



8 Clapperton St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$2,000,000

Method: Private Sale

Date: 24/10/2024

Property Type: House (Res)

Land Size: 650 sqm approx



44 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$2,145,000

Method: Auction Sale

Date: 12/10/2024

Property Type: House (Res)

Land Size: 569 sqm approx

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