## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 32 Pascoe Avenue, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$2,000,000		&		\$2,150,000			
Median sale p	rice							
Median price	\$1,625,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress 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





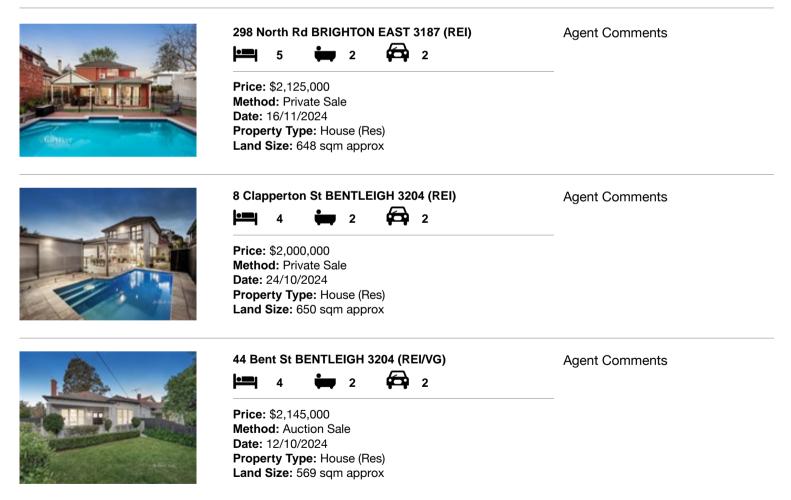
Nick Renna



**Property Type:** House **Land Size:** 606 sqm approx Agent Comments 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,150,000 Median House Price December quarter 2024: \$1,625,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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