

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 24 Pasadena Crescent, BENTLEIGH EAST Victoria 3165

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,140,000 Property type HOUSE Suburb BENTLEIGH EAST

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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. 30 Stratford Avenue, BENTLEIGH EAST 3165	\$1,613,000	04/03/2023
2. 52 Kennedy Street, BENTLEIGH EAST 3165	\$1,521,000	25/02/2023
3. 25 Lilac Street, BENTLEIGH EAST 3165	\$1,600,000	07/12/2022

This Statement of Information was prepared on: Tuesday 7th March 2023