

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

22 Paschal Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$2,095,000

Median sale price

Median price

\$1,910,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2021

to

30/09/2021

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	11 Mitchell St BENTLEIGH 3204	\$1,905,000	20/10/2021
2	7 The Highway BENTLEIGH 3204	\$1,900,000	23/06/2021
3			

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:

26/11/2021 16:52

22 Paschal Street, Bentleigh Vic 3204

Jellis Craig

Kosta Mesaritis

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Indicative Selling Price

\$2,095,000

Median House Price

September quarter 2021: \$1,910,000



4 3 2

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



11 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$1,905,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 730 sqm approx



7 The Highway BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 1

Price: \$1,900,000

Method: Auction Sale

Date: 23/06/2021

Property Type: House (Res)

Land Size: 557 sqm approx

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.

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



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