## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

**Price** 

<b>Property</b>	offered	for sale
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Address	22 Paschal Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### 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	Pro	perty Type H	louse		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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



Date of sale



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> Indicative Selling Price \$2,095,000 Median House Price

September quarter 2021: \$1,910,000

**=**|4 **=**|3 **=**|

**Property Type:** House **Land Size:** 800 sqm approx Agent Comments



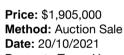
# Comparable Properties

11 Mitchell St BENTLEIGH 3204 (REI)

**2** - 1

**6** 1

Agent Comments



**Property Type:** House (Res) **Land Size:** 730 sqm approx



7 The Highway BENTLEIGH 3204 (REI/VG)

3

**Agent Comments** 

**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.

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