

# 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 21 Pascoe Avenue, Bentleigh Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$1,800,000 & \$1,900,000

## Median sale price

Median price \$1,600,000 Property type House Suburb Bentleigh

Period - From 01/04/2024 to 30/06/2024 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
28 Wheeler St ORMOND 3204	\$1,902,000	20/05/2024
14 Lubrano St BRIGHTON EAST 3187	\$1,805,000	06/04/2024
60 Mckinnon Rd MCKINNON 3204	\$1,810,000	03/04/2024

This Statement of Information was prepared on: 19/08/2024