

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	14 Pasadena Crescent, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$840,000	&	\$890,000

Median sale price

Median price	\$990,500	Hou	use X	Unit		Sub	Bentleigh East
Period - From	01/01/2019	to	31/03/2019		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 39 Pasadena Cr BENTLEIGH EAST 3165 \$860,000 29/04/2019 2 18 Millard St BENTLEIGH EAST 3165 \$860,500 06/04/2019 3 21 Leigh St BENTLEIGH EAST 3165 \$890,000 08/12/2018

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.





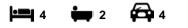




Generated: 29/05/2019 11:09







Indicative Selling Price \$840,000 - \$890,000 **Median House Price** March quarter 2019: \$990,500

Comparable Properties



39 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments

6

Price: \$860.000 Method: Private Sale Date: 29/04/2019

Rooms: -

Property Type: House



18 Millard St BENTLEIGH EAST 3165 (REI)

--3



Price: \$860.500 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: House (Res) Land Size: 572 sqm approx



21 Leigh St BENTLEIGH EAST 3165 (REI/VG)

(20) 1 **-**■ 4

Price: \$890,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 585 sqm approx

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





Agent Comments

Agent Comments

Generated: 29/05/2019 11:09