

## 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

14 Pasadena Crescent, Bentleigh East Vic 3165

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

**Median sale price**Median price \$990,500 House ☒ Unit ☐ Suburb 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.



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**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](#)

 4    2    3

**Price:** \$860,000

**Method:** Private Sale

**Date:** 29/04/2019

**Rooms:** -

**Property Type:** House



**18 Millard St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

 3    1    2

**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)**

[Agent Comments](#)

 4    2    1

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx