

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

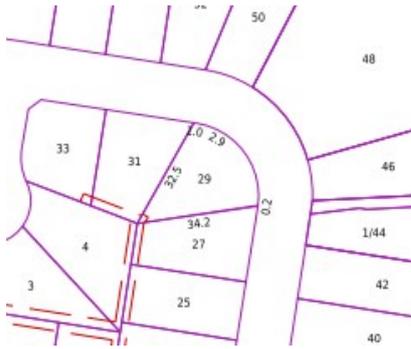
Comparable property sales (*Delete A or B below as applicable)

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	14 Pasadena Cr BENTLEIGH EAST 3165	\$1,052,000	29/06/2019
2	41 Brady Rd BENTLEIGH EAST 3165	\$920,000	16/03/2019
3	39 Pasadena Cr BENTLEIGH EAST 3165	\$860,000	29/04/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
June quarter 2019: \$1,060,000

Comparable Properties



14 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$1,052,000
Method: Auction Sale
Date: 29/06/2019
Rooms: -
Property Type: House (Res)

41 Brady Rd BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$920,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 594 sqm approx



39 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$860,000
Method: Private Sale
Date: 29/04/2019
Rooms: -
Property Type: House
Land Size: 552 sqm approx