

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

4a Pascoe Avenue, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,279,000

Median sale price

Median price

\$1,485,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

29/07/2023

to

28/07/2024

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	1/17 Elm Gr MCKINNON 3204	\$1,290,000	17/06/2024
2	2/31 Wheeler St ORMOND 3204	\$1,275,000	21/03/2024
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:

29/07/2024 12:53



3 2 2

Property Type: House

Agent Comments

Comparable Properties



1/17 Elm Gr MCKINNON 3204 (REI)

Agent Comments

3 2 3

Price: \$1,290,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit



2/31 Wheeler St ORMOND 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit

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.