

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

2/14 Paschal Street Bentleigh VIC 3204

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

2/3 Bleazby Street Bentleigh VIC 3204	\$720,000	20-Aug-20
2/32 Brady Road Bentleigh East VIC 3165	\$775,000	24-Jul-20

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 6 months.

This Statement of Information was prepared on: 09 December 2020



2/3 Bleazby Street Bentleigh VIC 3204

Sold Price **\$720,000** Sold Date **20-Aug-20**

 2  1  1

Distance **1.76km**



2/32 Brady Road Bentleigh East VIC 3165

Sold Price **\$775,000** Sold Date **24-Jul-20**

 2  1  1

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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