

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|------------------------------------|
| Address Including suburb and postcode | 32A Paschal Street Bentleigh, 3204 |
|---|------------------------------------|

Indicative selling price

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

| | |
|---------------|---------------------------|
| Range between | \$1,260,000 & \$1,300,000 |
|---------------|---------------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|-----------|
| Median price | \$1,750,000 | Property Type | HOUSE | Suburb | BENTLEIGH |
| Period - From | 01-Oct-2022 | to | 31-Dec-2022 | Source | PDOL |

Comparable property sales

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 | 28B Paschal Street, Bentleigh | \$1,306,000 | 02-Dec-2022 |
| 2 | 38 Paschal Street, Bentleigh | \$1,280,000 | 16-Jan-2023 |
| 3 | NOT PROVIDED | NOT PROVIDED | NOT PROVIDED |

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 03-Feb-2023 at 2:33:00 PM EST