

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

42 Pascoe Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,361,000

Property Type House

Suburb Bentleigh

Period - From 01/10/2018

to

30/09/2019

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	9b Park Cr BENTLEIGH 3204	\$1,650,000	12/10/2019
2	131 Brewer Rd BENTLEIGH 3204	\$1,650,000	13/07/2019
3	13a Charlton St BENTLEIGH 3204	\$1,610,000	03/08/2019

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.~~

This Statement of Information was prepared on:

23/10/2019 16:42

42 Pascoe Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
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andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending September 2019: \$1,361,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



9b Park Cr BENTLEIGH 3204 (REI)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Townhouse (Res)



131 Brewer Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 4 3

Price: \$1,650,000

Method: Auction Sale

Date: 13/07/2019

Property Type: House (Res)

Land Size: 370 sqm approx



13a Charlton St BENTLEIGH 3204 (REI/VG)

Agent Comments

4 3 1

Price: \$1,610,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)

Land Size: 348 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.