

# 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

3/9 Pascoe Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$920,000

### Median sale price

Median price \$930,000 Property Type Unit Suburb Bentleigh

Period - From 01/07/2022 to 30/06/2023 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	2/87 Thomas St BRIGHTON EAST 3187	\$962,000	20/05/2023
2	3/19 Thomas St BRIGHTON EAST 3187	\$860,000	26/05/2023
3	1/9 Blair St BENTLEIGH 3204	\$835,000	18/02/2023

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:

09/08/2023 13:56



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**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 208 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$870,000 - \$920,000  
**Median Unit Price**  
Year ending June 2023: \$930,000

## Comparable Properties



**2/87 Thomas St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$962,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** Unit



**3/19 Thomas St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

2 1 1

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 26/05/2023  
**Property Type:** Villa



**1/9 Blair St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** Unit