Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/9 Pascoe Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$870,000		&		\$920,000					
Median sale pi	rice									
Median price	\$930,000	Pro	operty Type	Unit			Suburb	Bentleigh		
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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





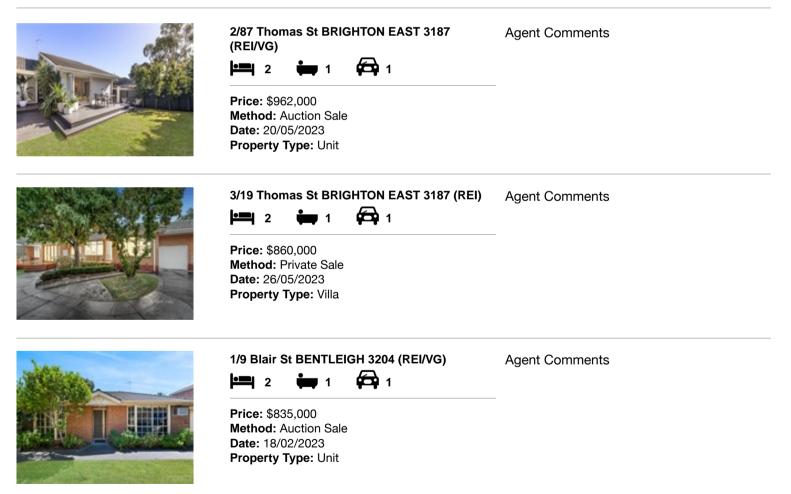
Todd Dixon 0448 881 434 tdixon@buxton.com.au





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



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