

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

4a Pascoe Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Bentleigh

Period - From 09/07/2023 to 08/07/2024 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	1/17 Elm Gr MCKINNON 3204	\$1,290,000	17/06/2024
2	2/12 Younger Av CAULFIELD SOUTH 3162	\$1,200,000	04/05/2024
3	1/11 Mcarthur St BENTLEIGH 3204	\$1,180,000	04/04/2024

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: 09/07/2024 09:44



Property Type: Unit

Agent Comments

Comparable Properties



1/17 Elm Gr MCKINNON 3204 (REI)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 17/06/2024

Property Type: Unit



2/12 Younger Av CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Unit

Land Size: 589 sqm approx



1/11 Mcarthur St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$1,180,000

Method: Sold Before Auction

Date: 04/04/2024

Property Type: Townhouse (Res)