

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 1/39 Paschal Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$765,000 & \$835,000

Median sale price

Median price \$915,000 House Unit X Suburb Bentleigh

Period - From 01/07/2017 to 30/09/2017 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	1/1 Atkinson St BENTLEIGH 3204	\$840,000	05/08/2017
2	2/11 Lawson St BENTLEIGH 3204	\$818,000	09/09/2017
3	1/107 East Boundary Rd BENTLEIGH EAST 3165	\$770,000	19/11/2017

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.



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$765,000 - \$835,000
Median Unit Price
September quarter 2017: \$915,000

Comparable Properties



1/1 Atkinson St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 254 sqm approx



2/11 Lawson St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$818,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: Unit



1/107 East Boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$770,000
Method: Sold After Auction
Date: 19/11/2017
Rooms: -
Property Type: Unit