

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 95 Patterson Road, Bentleigh, VIC 3204

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,722,500 Property type House Suburb BENTLEIGH
Period - From 02/08/2022 to 01/08/2023 Source price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	15 Patterson Road Bentleigh Vic 3204	\$1,489,000	17/05/2023
2	89 Patterson Road Bentleigh Vic 3204	\$1,390,000	29/07/2023
3	7 Riddle Street Bentleigh Vic 3204	\$1,381,000	16/06/2023

This Statement of Information was prepared on: 02/08/2023

