

# 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

165 Patterson Road, Bentleigh Vic 3204

### Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Bentleigh

Period - From 01/10/2023 to 31/12/2023 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	214 Patterson Rd BENTLEIGH 3204	\$1,600,000	25/11/2023
2	10 Langslow St BENTLEIGH EAST 3165	\$1,570,000	23/01/2024
3	34 Railway Cr BENTLEIGH 3204	\$1,491,000	02/12/2023

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:

06/02/2024 15:22

165 Patterson Road, Bentleigh Vic 3204

**Jellis  
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

**Indicative Selling Price**

\$1,480,000 - \$1,580,000

**Median House Price**

December quarter 2023: \$1,710,000



5 3 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**214 Patterson Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

3 1 3

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 25/11/2023

**Property Type:** House

**Land Size:** 737 sqm approx



**10 Langslow St BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** House

**Land Size:** 654 sqm approx



**34 Railway Cr BENTLEIGH 3204 (REI)**

Agent Comments

3 1 1

**Price:** \$1,491,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 585 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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