

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

148 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,440,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2017

to

30/06/2017

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	110 Chapel Rd MOORABBIN 3189	\$1,072,000	26/08/2017
2	23 Franklin St MOORABBIN 3189	\$1,070,000	18/03/2017
3	6 Cooma St MOORABBIN 3189	\$1,035,000	08/04/2017

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: 4

Property Type: Land value

Land Size: 556 sqm approx

Agent Comments

Comparable Properties



110 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,072,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)



23 Franklin St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size: 604 sqm approx



6 Cooma St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,035,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 3

Property Type: House

Land Size: 602 sqm approx