

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 240a Patterson Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,492,500 Property type Townhouse Suburb Bentleigh

Period - From 17/07/2023 to 16/07/2024 Source REIV

Comparable property sales

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
240b Patterson Rd BENTLEIGH 3204	\$1,450,000	07/03/2024
77b Fromer St BENTLEIGH 3204	\$1,428,000	28/03/2024
1c St James Av BENTLEIGH 3204	\$1,350,000	27/06/2024

This Statement of Information was prepared on: 23/07/2024