

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

6/120 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$565,000 & \$595,000

Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2021

to

30/06/2021

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	6/207-209 Centre Rd BENTLEIGH 3204	\$596,000	26/06/2021
2	106/669 Centre Rd BENTLEIGH EAST 3165	\$579,000	07/05/2021
3	5/11 Whitmuir Rd BENTLEIGH 3204	\$570,000	06/08/2021

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:

14/10/2021 11:10

6/120 Patterson Road, Bentleigh Vic 3204

Ben Quigley
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 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$565,000 - \$595,000
Median Unit Price
June quarter 2021: \$965,000

Comparable Properties



6/207-209 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$596,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment



106/669 Centre Rd BENTLEIGH EAST 3165
(REI/VG)

Agent Comments

 2  2  2

Price: \$579,000
Method: Private Sale
Date: 07/05/2021
Rooms: 5
Property Type: Apartment



5/11 Whitmuir Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000
Method: Private Sale
Date: 06/08/2021
Property Type: Apartment

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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