

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

12/60-66 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)

Single Price

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

17/60-66 Patterson Road Bentleigh VIC 3204	\$750,000	02-Nov-20
2/17 Roberts Court Brighton East VIC 3187	\$620,000	15-Jan-20
5/187 Tucker Road Bentleigh VIC 3204	\$612,000	13-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 06 April 2021



17/60-66 Patterson Road Bentleigh VIC 3204

3 2 2

Sold Price

\$750,000

Sold Date **02-Nov-20**

Distance

-



2/17 Roberts Court Brighton East VIC 3187

3 1 2

Sold Price

\$620,000

Sold Date **15-Jan-20**

Distance

0.46km



5/187 Tucker Road Bentleigh VIC 3204

3 1 1

Sold Price

\$612,000

Sold Date **13-Dec-19**

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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