

# 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

12a Patricia Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,150,000

&

\$1,180,000

### Median sale price

Median price \$1,168,000

Property Type Unit

Suburb Bentleigh East

Period - From 01/01/2020

to

31/03/2020

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 | 15b Bradford St BENTLEIGH EAST 3165 | \$1,245,000 | 12/06/2020   |
| 2 | 66b Gowrie St BENTLEIGH EAST 3165   | \$1,218,000 | 14/03/2020   |
| 3 | 14a Boronia St BENTLEIGH EAST 3165  | \$1,168,000 | 29/02/2020   |

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:

23/06/2020 13:33



 4  3  2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**15b Bradford St BENTLEIGH EAST 3165 (REI)** Agent Comments

 4  3  2

**Price:** \$1,245,000

**Method:** Sold Before Auction

**Date:** 12/06/2020

**Property Type:** Townhouse (Res)



**66b Gowrie St BENTLEIGH EAST 3165 (REI)** Agent Comments

 4  3  1

**Price:** \$1,218,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Property Type:** Townhouse (Res)

**Land Size:** 392 sqm approx



**14a Boronia St BENTLEIGH EAST 3165 (REI/VG)** Agent Comments

 3  2  1

**Price:** \$1,168,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Townhouse (Res)

**Land Size:** 297 sqm approx