

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

10/120 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$1,280,000 Property Type Unit Suburb Bentleigh

Period - From 01/10/2021 to 31/12/2021 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 | 104/23 Bent St BENTLEIGH 3204 | \$600,000 | 17/09/2021 |
| 2 | 210/15 Vickery St BENTLEIGH 3204 | \$580,000 | 06/10/2021 |
| 3 | 105/665 Centre Rd BENTLEIGH EAST 3165 | \$572,000 | 02/10/2021 |

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:

07/02/2022 14:36



 2  1  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2021: \$1,280,000

Comparable Properties

104/23 Bent St BENTLEIGH 3204 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 17/09/2021

Property Type: Strata Unit/Flat



210/15 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 06/10/2021

Property Type: Apartment



105/665 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  2  1

Price: \$572,000

Method: Private Sale

Date: 02/10/2021

Property Type: Apartment