## 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	consu	mer.vic.go	v.au/	underquot	ting		
Range betweer	n \$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$1,280,000	Prop	erty Type	Unit			Suburb	Bentleigh
Period - From	01/10/2021	to 3	1/12/2021		So	urce	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.

Ade	dress 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









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)



Price: \$600,000 Method: Sale Date: 17/09/2021 Property Type: Strata Unit/Flat Agent Comments



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

Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 06/10/2021 Property Type: Apartment



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



Price: \$572,000 Method: Private Sale Date: 02/10/2021 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9194 1200



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