## 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

10/27 Patterson Road, Bentleigh Vic 3204

## Indicative selling price

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Single price \$850,000

#### Median sale price

Median price	\$880,000	Pro	perty Type Uni	t		Suburb	Bentleigh
Period - From	01/10/2023	to	30/09/2024	] So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	19/27 Patterson Rd BENTLEIGH 3204	\$890,000	10/08/2024
2	25/27 Patterson Rd BENTLEIGH 3204	\$885,000	07/08/2024
3	24/27 Patterson Rd BENTLEIGH 3204	\$825,000	29/07/2024

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:

16/12/2024 10:32





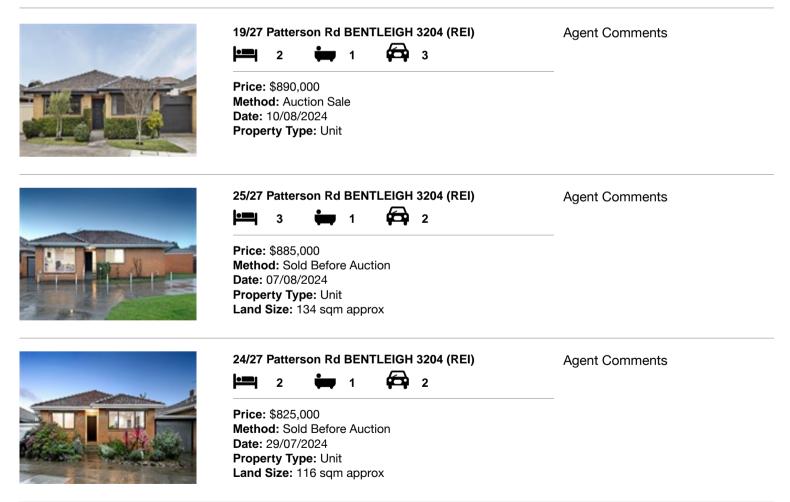




Property Type: Villa

Indicative Selling Price \$850,000 Median Unit Price Year ending September 2024: \$880,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9593 4500



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