

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

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

Single price \$850,000

Median sale price

Median price \$880,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2023

to 30/09/2024

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	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



2
 2
 2

Property Type: Villa

Indicative Selling Price

\$850,000

Median Unit Price

Year ending September 2024: \$880,000

Comparable Properties



19/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2
 1
 3

Price: \$890,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Unit



25/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

3
 1
 2

Price: \$885,000

Method: Sold Before Auction

Date: 07/08/2024

Property Type: Unit

Land Size: 134 sqm approx



24/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2
 1
 2

Price: \$825,000

Method: Sold Before Auction

Date: 29/07/2024

Property Type: Unit

Land Size: 116 sqm approx

Account - Jellis Craig | P: 03 9593 4500