

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

6 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,677,750

Property Type House

Suburb Bentleigh

Period - From 01/01/2021

to 31/03/2021

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.

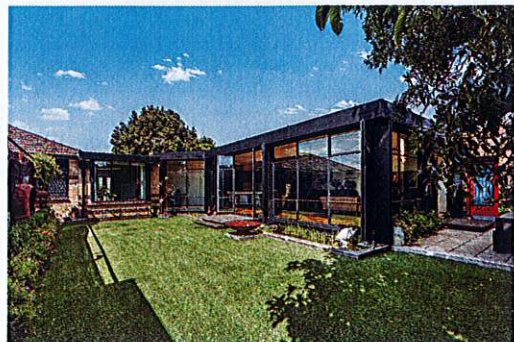
	Address of comparable property	Price	Date of sale
1	35 Mitchell St BENTLEIGH 3204	\$2,300,000	01/05/2021
2	4 Sunlight Cr BRIGHTON EAST 3187	\$2,185,000	27/03/2021
3	17 Mitchell St BENTLEIGH 3204	\$1,920,000	14/04/2021

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:

17/05/2021 15:00



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2021: \$1,677,750

Comparable Properties



35 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

4 2 3

Price: \$2,300,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 597 sqm approx



4 Sunlight Cr BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

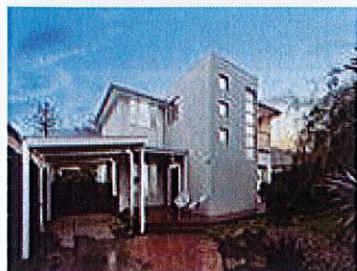
Price: \$2,185,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 754 sqm approx



17 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments

6 4 2

Price: \$1,920,000

Method: Sold Before Auction

Date: 14/04/2021

Property Type: House (Res)