

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

129 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,630,000

Property Type House

Suburb Bentleigh

Period - From 01/07/2023

to

30/06/2024

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	6 Anstee Gr BENTLEIGH 3204	\$1,325,000	18/06/2024
2	162 Jasper Rd BENTLEIGH 3204	\$1,370,000	25/05/2024
3	3 Small Rd BENTLEIGH 3204	\$1,350,000	07/05/2024

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:

30/08/2024 10:41

129 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

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andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending June 2024: \$1,630,000



 3  1  2

Property Type: House

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



6 Anstee Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  3

Price: \$1,325,000

Method: Sold Before Auction

Date: 18/06/2024

Property Type: House (Res)

Land Size: 571 sqm approx



162 Jasper Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,370,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 628.40 sqm approx



3 Small Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  1  3

Price: \$1,350,000

Method: Sold Before Auction

Date: 07/05/2024

Property Type: House (Res)

Land Size: 695 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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