

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

2/204 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$808,000

Property Type Unit

Suburb Bentleigh

Period - From 01/04/2019

to 31/03/2020

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	1/1 Bolinda St BENTLEIGH 3204	\$960,000	05/04/2020
2	2/19 Charlton St BENTLEIGH 3204	\$925,000	21/03/2020
3	2/40 Elizabeth St BENTLEIGH EAST 3165	\$920,000	23/06/2020

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:

08/07/2020 14:20

2/204 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2020: \$808,000



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 221.886 sqm approx

Agent Comments

Comparable Properties



1/1 Bolinda St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 05/04/2020

Property Type: Townhouse (Single)



2/19 Charlton St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$925,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Villa



2/40 Elizabeth St BENTLEIGH EAST 3165 (REI) Agent Comments

2 1 1

Price: \$920,000

Method: Private Sale

Date: 23/06/2020

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.