

STATEMENT OF INFORMATION

12/120 PATTERSON ROAD, BENTLEIGH, VIC 3204

PREPARED BY MCGRATH SANDRINGHAM, 1/30 BAY ROAD SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12/120 PATTERSON ROAD, BENTLEIGH,

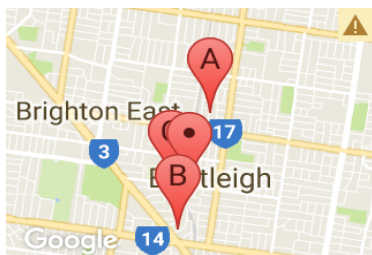
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Indicative Selling Price

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

Price Range: **465,000 to 495,000**

MEDIAN SALE PRICE



BENTLEIGH, VIC, 3204

Suburb Median Sale Price (Unit)

\$686,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/22 VICKERY ST, BENTLEIGH, VIC 3204

2 1 1

Sale Price

\$485,000

Sale Date: 23/03/2017

Distance from Property: 1.1 km



2/5 SOUTH AVE, BENTLEIGH, VIC 3204

2 1 1

Sale Price

***\$462,250**

Sale Date: 31/08/2017

Distance from Property: 623m



2/60 PATTERSON RD, BENTLEIGH, VIC 3204

2 1 1

Sale Price

\$473,500

Sale Date: 02/03/2017

Distance from Property: 240m



This report has been compiled on 02/10/2017 by McGrath Sandringham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/120 PATTERSON ROAD, BENTLEIGH, VIC 3204

Indicative selling price

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

Price Range:

465,000 to 495,000

Median sale price

Median price

\$686,500

House

Unit

X

Suburb

BENTLEIGH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
1/22 VICKERY ST, BENTLEIGH, VIC 3204	\$485,000	23/03/2017
2/5 SOUTH AVE, BENTLEIGH, VIC 3204	*\$462,250	31/08/2017
2/60 PATTERSON RD, BENTLEIGH, VIC 3204	\$473,500	02/03/2017