

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

Range between

\$655,000

&

\$720,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2019

to

30/09/2020

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	2/3 Bleazby St BENTLEIGH 3204	\$720,000	20/08/2020
2	4/58-60 Whitmuir Rd MCKINNON 3204	\$710,000	04/08/2020
3	1/19 Gray St BENTLEIGH EAST 3165	\$700,000	08/11/2020

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:

17/11/2020 14:26



2
 1
 2

Property Type: Unit

Agent Comments

Nestled at the back of this classic 50s block, this warm and spacious 2 bedroom villa has been renovated to bring out the best of its outdoor entertaining. Retaining some of its retro chic from the polished boards and vintage blue bathroom to some of the door handles, this modern abode enjoys an entry hall with loads of storage, 2 big bedrooms (BIRs), a stylish living & dining room, a on-trend new kitchen (stainless steel appliances including slim-line dishwasher, subway tiling), the vintage bathroom, separate toilet and a fitted laundry. The brilliance is the backyard... with its partly covered deck, bench seating, mod-grass for easy care, a sandpit for the kids with a bench seat next to it to keep an eye on the kids, all capturing the sun and enjoying the privacy of the lush green borders. In a quiet, safe community where kids can play in the common driveway, this savvy starter, investment or downsizer provides a security door, R/C air conditioning (x3), double blinds, a lock up carport with storage and a car space. On the edge of Patterson Road shops, just up the street from Victory Park, the train station and Dendy Park, walk to Bentleigh West Primary School, childcare and Centre Road shops.

Indicative Selling Price

\$655,000 - \$720,000

Median Unit Price

Year ending September 2020: \$805,000

Comparable Properties

2/3 Bleazby St BENTLEIGH 3204 (VG)

Agent Comments

2
 -
 -

Price: \$720,000

Method: Sale

Date: 20/08/2020

Property Type: Flat/Unit/Apartment (Res)

4/58-60 Whitmuir Rd MCKINNON 3204 (REI/VG)

Agent Comments

2
 1
 1

Price: \$710,000

Method: Private Sale

Date: 04/08/2020

Property Type: Unit



1/19 Gray St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$700,000
Method: Sold Before Auction
Date: 08/11/2020
Property Type: Apartment