

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

200 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,862,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	2/45 Neville St BENTLEIGH EAST 3165	\$1,300,000	18/10/2021
2	1/9 Perry St MOORABBIN 3189	\$1,270,000	04/12/2021
3			

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:

01/02/2022 13:43

200 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Kosta Mesaritis

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2021: \$1,862,500



3 2 2

Property Type:

Agent Comments

Relaxing 3 bedroom 2.5 bathroom tropical paradise enjoying a radiant living and dining area, a glossy stone kitchen, peaceful main bedroom (walk in robe & ensuite), 2 additional bedrooms (built in robes; 1 - study nook), sublime alfresco area, heating/cooling, Spotted Gum floors, alarm & a double auto garage. Walk to schools, Halley Park, cafés, train & shops.

Comparable Properties



2/45 Neville St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 4

Price: \$1,300,000

Method: Sold Before Auction

Date: 18/10/2021

Property Type: Townhouse (Res)

Land Size: 356 sqm approx



1/9 Perry St MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

Land Size: 250 sqm approx

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.

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



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