

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

19/27 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$800,000

&

\$875,000

Median sale price

Median price \$943,500

Property Type Unit

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	2/3-5 Wolsley St BENTLEIGH 3204	\$861,000	16/03/2024
2	6/27 Patterson Rd BENTLEIGH 3204	\$850,000	30/04/2024
3	2/10 St James Av BENTLEIGH 3204	\$832,000	06/04/2024

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:

16/07/2024 10:12

19/27 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Andrew Panagopoulos
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Indicative Selling Price

\$800,000 - \$875,000

Median Unit Price

Year ending June 2024: \$943,500



2 1 3

Property Type: Villa

Agent Comments

Comparable Properties



2/3-5 Wolsley St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$861,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit



6/27 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 2

Price: \$850,000

Method: Sold Before Auction

Date: 30/04/2024

Property Type: Unit



2/10 St James Av BENTLEIGH 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$832,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 192 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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