

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

85a Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Price

\$1,149,500

Median sale price

Median price

\$995,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/07/2021

to

30/06/2022

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	2/75a Tucker Rd BENTLEIGH 3204	\$1,200,000	28/05/2022
2	1a Hinkler Av BENTLEIGH 3204	\$1,175,000	28/05/2022
3	3/10 Vincent St BRIGHTON EAST 3187	\$1,150,000	10/06/2022

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:

08/08/2022