

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

27A Patricia Street, Bentleigh East Vic 3165

Indicative selling price

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

Single price

\$1,629,000

Median sale price

Median price

\$1,410,000

Property Type

Townhouse

Suburb

Bentleigh East

Period - From

17/07/2022

to

16/07/2023

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	19A Konrad St BENTLEIGH EAST 3165	\$1,625,000	29/04/2023
2	12 Derry St BENTLEIGH EAST 3165	\$1,600,000	24/06/2023
3	16a Leigh St BENTLEIGH EAST 3165	\$1,580,000	06/05/2023

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:

17/07/2023 09:33

27A Patricia Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$1,629,000

Median Townhouse Price

17/07/2022 - 16/07/2023: \$1,410,000



4 3 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



19A Konrad St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 2

Price: \$1,625,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Townhouse (Res)

Land Size: 282 sqm approx



12 Derry St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,600,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Townhouse (Res)



16a Leigh St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 1

Price: \$1,580,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)

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



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