

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

4/60-66 PATTERSON ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,750

Property type

Unit

Suburb

Bentleigh

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

11/60-66 PATTERSON ROAD BENTLEIGH VIC 3204	\$510,000	12-May-24
6/50 ROBERT STREET BENTLEIGH VIC 3204	\$501,000	13-Apr-24

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 6 months.

This Statement of Information was prepared on: 04 September 2024

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**11/60-66 PATTERSON ROAD
BENTLEIGH VIC 3204**

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Sold Price

\$510,000Sold Date **12-May-24**

Distance

0km**6/50 ROBERT STREET BENTLEIGH
VIC 3204**

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Sold Price

\$501,000Sold Date **13-Apr-24**

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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