

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

178 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

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 | 7 Duckmanton Ct BENTLEIGH EAST 3165 | \$1,770,000 | 02/12/2021 |
| 2 | 615 South Rd BENTLEIGH EAST 3165 | \$1,750,000 | 17/11/2021 |
| 3 | 129 Jasper Rd BENTLEIGH 3204 | \$1,715,000 | 07/12/2021 |

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:

17/02/2022 14:34

178 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2021: \$1,862,500



4 3 3

Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



7 Duckmanton Ct BENTLEIGH EAST 3165 (REI)

Agent Comments

4 3 2

Price: \$1,770,000

Method: Auction Sale

Date: 02/12/2021

Property Type: House (Res)

Land Size: 371 sqm approx



615 South Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 4

Price: \$1,750,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: House (Res)

Land Size: 604 sqm approx



129 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,715,000

Method: Auction Sale

Date: 07/12/2021

Property Type: House (Res)

Account - Jellis Craig | P: 03 9194 1200



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