

# 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

21 Patricia Street, Bentleigh East Vic 3165

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

Bentleigh East

Period - From

01/01/2021

to

31/03/2021

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	19 McGuinness Rd BENTLEIGH EAST 3165	\$1,361,000	21/02/2021
2	10 Glover St BENTLEIGH EAST 3165	\$1,240,000	07/04/2021
3	17 Rudyard St BENTLEIGH EAST 3165	\$1,240,000	25/03/2021

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:

11/05/2021 13:15



**Property Type:** House

**Land Size:** 590 sqm approx

**Agent Comments**

Much loved 4 bedroom single level timber treasure on a leafy 595sqm approx. Enjoying a charming lounge (potential fireplace), north facing dining room, a central kitchen, sun-filled family/meals area, French doors onto the idyllic deck in park-like gardens, timber floors, R/C air conditioning, a carport & tandem garage (workshop). With so much promise to renovate, rebuild or redevelop (STCA), this endearing home is near Yarra Yarra Golf Course, in the Coatesville PS zone, walk to catholic schools, Centenary Park & trendy cafes.

## Comparable Properties



**19 McGuinness Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**



**Price:** \$1,361,000

**Method:** Auction Sale

**Date:** 21/02/2021

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**10 Glover St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 07/04/2021

**Property Type:** House (Res)

**Land Size:** 571 sqm approx



**17 Rudyard St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 25/03/2021

**Property Type:** House (Res)