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

224 Patterson Road, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$870,000		&		\$920,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Bentleigh
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4 Becket Av BENTLEIGH EAST 3165	\$1,005,000	30/01/2021
2	25b Wamba Rd BENTLEIGH EAST 3165	\$960,000	01/12/2020
3	1/14 Milford St BENTLEIGH EAST 3165	\$950,000	26/10/2020

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:

25/02/2021 14:48





Nick Renna 9593 4500 0411 551 190





Property Type: House (Res) **Land Size:** 300 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$920,000 Median Unit Price December quarter 2020: \$850,000

nickrenna@jelliscraig.com.au

Secluded behind lush greenery with two private courtyard gardens, light and cheery 3 bedroom + study 1.5 bathroom single level haven is timeless living in contemporary style. Brilliant with northern sunshine, this family size abode enjoys a relaxed living room with adjoining study area.

Comparable Properties



4 Becket Av BENTLEIGH EAST 3165 (REI)

25b Wamba Rd BENTLEIGH EAST 3165

2



Price: \$1,005,000 Method: Auction Sale Date: 30/01/2021 Property Type: House (Res) Agent Comments



(REI/VG) Price: \$960,000 Method: Private Sale



Date: 01/12/2020 Property Type: Unit

1/14 Milford St BENTLEIGH EAST 3165 (REI/VG)

Price: \$950,000 Method: Private Sale Date: 26/10/2020 Property Type: House Land Size: 307 sqm approx Agent Comments

Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.