

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 consumer.vic.gov.au/underquoting

Range between \$870,000 & \$920,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	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



Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

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)

Agent Comments



Price: \$1,005,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)



25b Wamba Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 01/12/2020

Property Type: Unit



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

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 26/10/2020

Property Type: House

Land Size: 307 sqm approx