

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	95 Patterson Road Bentleigh, 3204
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### Indicative selling price

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

Range between	\$1,200,000 & \$1,300,000
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### Median sale price

Median price	\$1,770,750	Property Type	HOUSE	Suburb	BENTLEIGH
Period - From	01-Apr-2022	to	30-Jun-2022	Source	PDOL

### Comparable property sales

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 Glenmere Street, Bentleigh	\$1,365,000	20-Aug-2022
2	10 Riddle Street, Bentleigh	\$1,375,000	27-Jul-2022
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 05-Sep-2022 at 8:54:13 AM EST