

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

12/120 PATTERSON ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

114/16 BENT STREET BENTLEIGH VIC 3204	\$525,000	12-Apr-23
108/25 NICHOLSON STREET BENTLEIGH VIC 3204	\$560,000	10-Feb-23
1/13 CLAPPERTON STREET BENTLEIGH VIC 3204	\$550,000	07-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 19 July 2023



**114/16 BENT STREET BENTLEIGH
VIC 3204**

 2  2  1

Sold Price **\$525,000** Sold Date **12-Apr-23**

Distance **1.07km**



**108/25 NICHOLSON STREET
BENTLEIGH VIC 3204**

 2  2  1

Sold Price **\$560,000** Sold Date **10-Feb-23**

Distance **1.03km**



**1/13 CLAPPERTON STREET
BENTLEIGH VIC 3204**

 2  1  1

Sold Price ^{RS} **\$550,00** Sold Date **07-Jun-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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