

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

186 Patterson Road, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,769,000

Median sale price

Median price

\$1,862,500

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2021

to

31/12/2021

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	13 Cairnes Gr BENTLEIGH 3204	\$1,795,000	10/12/2021
2	18 Atkinson St BENTLEIGH 3204	\$1,790,000	01/02/2022
3	77 Purtell St BENTLEIGH EAST 3165	\$1,726,000	26/02/2022

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:

11/04/2022 09:06



3 1 2

Property Type: House (Res)

Land Size: 757 sqm approx

Agent Comments

An endearing 3 bedroom Californian Bungalow enjoying a charming living room (marble fireplace), a spacious dining room, a vibrant kitchen, 2 toilets, park-size garden, timber floors, period features, a workshop and a double carport. Walk to Halley Park and schools.

Comparable Properties



13 Cairnes Gr BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 2

Price: \$1,795,000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: House (Res)

Land Size: 639 sqm approx



18 Atkinson St BENTLEIGH 3204 (REI)

Agent Comments

4 1 1

Price: \$1,790,000

Method: Private Sale

Date: 01/02/2022

Property Type: House



77 Purtell St BENTLEIGH EAST 3165 (REI)

Agent Comments

4 1 2

Price: \$1,726,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 696 sqm approx