

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

250 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,309,000

Median sale price

Median price

\$1,457,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

09/12/2023

to

08/12/2024

Source

Property Data

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	600a Centre Rd BENTLEIGH 3204	\$1,320,000	11/11/2024
2	156b Patterson Rd BENTLEIGH 3204	\$1,430,000	21/09/2024
3	240a Patterson Rd BENTLEIGH 3204	\$1,455,000	14/09/2024

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:

09/12/2024 11:09

250 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Jack Liu

9593 4500

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jackliu@jellisrcraig.com.au

Indicative Selling Price

\$1,309,000

Median Townhouse Price

09/12/2023 - 08/12/2024: \$1,457,500



 4  3  3

Property Type: Townhouse

Land Size: 370 sqm approx

Comparable Properties



600a Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  1

Price: \$1,320,000

Method: Sold Before Auction

Date: 11/11/2024

Property Type: Townhouse (Res)



156b Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,430,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Townhouse (Res)

Land Size: 343 sqm approx



240a Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 3  2  2

Price: \$1,455,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Townhouse (Res)

Land Size: 376 sqm approx

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



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