

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

8A 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

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,375,000

*House

X

Suburb

Bentleigh

Period - From

01/03/2019

to

28/02/2019

Source

RP Data

Comparable property sales

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. 11 Dickens Street, Bentleigh, VIC 3204	\$1,174,000	23/02/2019
2. 2/18 Jasper Road, Bentleigh, VIC 3204	\$926,500	28/10/2019
3. 2/38 Loranne Street, Bentleigh, VIC 3204	\$1,185,000	23/02/2019