

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 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Bentleigh

Period - From 01/04/2023 to 31/03/2024 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	19 Rogers Av BRIGHTON EAST 3187	\$1,330,000	17/02/2024
2	69 Jasper Rd BENTLEIGH 3204	\$1,260,000	24/02/2024
3	25 Paschal St BENTLEIGH 3204	\$1,237,000	11/11/2023

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:

30/04/2024 11:44

12 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2024: \$1,630,000



3 2 4

Property Type: House

Agent Comments

Comparable Properties



19 Rogers Av BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 2

Price: \$1,330,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 475 sqm approx



69 Jasper Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 431 sqm approx



25 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,237,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 246 sqm approx

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



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