

## 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

47b Patterson Road, Bentleigh Vic 3204

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$749,000

## Median sale price

Median price

\$835,000

House

Unit

X

Suburb

Bentleigh

Period - From

01/10/2016

to

30/09/2017

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	11/1-3 Anderson St BENTLEIGH 3204	\$770,000	01/08/2017
2	2/6 Bartlett St HAMPTON EAST 3188	\$758,000	16/09/2017
3	1/34a Glen Orme Av MCKINNON 3204	\$745,000	26/08/2017

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.



2 1 2

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**11/1-3 Anderson St BENTLEIGH 3204 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 01/08/2017

**Rooms:** -

**Property Type:** Unit



**2/6 Bartlett St HAMPTON EAST 3188 (REI)**

**Agent Comments**

2 1 1

**Price:** \$758,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** Unit



**1/34a Glen Orme Av MCKINNON 3204 (REI/VG)** **Agent Comments**

2 1 2

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** -

**Property Type:** Unit