

Peter Sinclair 03 9557 9208 0425 854 981 petersinclair@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	47b Patterson Road, Bentleigh Vic 3204
Including suburb and	
postcode	

Indicative selling price

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

Single price \$749,000

Median sale price

Median price	\$835,000	Hou	se	Unit	х	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.

Add	dress 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.

Account - McGrath | P: 03 9557 9208 | F: 03 8640 0697





Generated: 09/11/2017 11:20

McGrath

Peter Sinclair 03 9557 9208 0425 854 981 petersinclair@mcgrath.com.au

> **Indicative Selling Price** \$749,000 **Median Unit Price**

Year ending September 2017: \$835,000





Rooms: 3

Property Type: Apartment Agent Comments



Comparable Properties



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

Price: \$770,000

Method: Sold Before Auction

Date: 01/08/2017

Rooms: -

Property Type: Unit



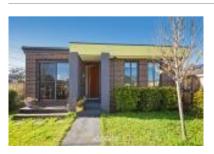
2/6 Bartlett St HAMPTON EAST 3188 (REI)

-

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

Price: \$745,000 Method: Auction Sale Date: 26/08/2017

Rooms: -

Property Type: Unit

Account - McGrath | P: 03 9557 9208 | F: 03 8640 0697





Generated: 09/11/2017 11:20

Agent Comments