

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

156 Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,340,000

&

\$1,430,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2020

to 31/12/2020

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	22 Patterson Rd BENTLEIGH 3204	\$1,550,000	13/10/2020
2	5 Rosina St BENTLEIGH 3204	\$1,470,000	10/02/2021
3	34 Patterson Rd BENTLEIGH 3204	\$1,340,000	13/10/2020

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:

19/03/2021 16:52

156 Patterson Road, Bentleigh Vic 3204

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,340,000 - \$1,430,000

Median House Price

December quarter 2020: \$1,532,500



3 1 2

Property Type: House (Res)

Land Size: 691 sqm approx

Agent Comments

Comparable Properties



22 Patterson Rd BENTLEIGH 3204 (VG)

Agent Comments

4 - -

Price: \$1,550,000

Method: Sale

Date: 13/10/2020

Property Type: House (Res)

Land Size: 597 sqm approx



5 Rosina St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

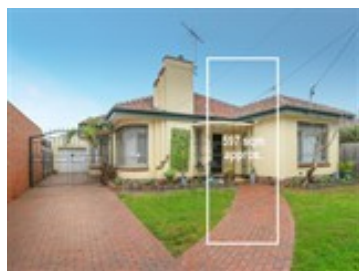
Price: \$1,470,000

Method: Sold Before Auction

Date: 10/02/2021

Property Type: House (Res)

Land Size: 602 sqm approx



34 Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

4 2 6

Price: \$1,340,000

Method: Private Sale

Date: 13/10/2020

Property Type: House

Land Size: 597 sqm approx

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