

# 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

101 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)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$850,000

Property Type Unit

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	8b Mervin St BENTLEIGH EAST 3165	\$1,379,000	20/01/2021
2	18a Sandra Gr BENTLEIGH 3204	\$1,300,000	23/01/2021
3	2a Bellevue Rd BENTLEIGH EAST 3165	\$1,285,000	12/11/2020

**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:

16/03/2021 16:22

101 Patterson Road, Bentleigh Vic 3204

**Jellis  
Craig**

Trent Collie

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**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median Unit Price**

December quarter 2020: \$850,000



 4  2  2

**Property Type:** Townhouse  
(Single)

**Agent Comments**

Timeless contemporary 4 bedroom + study 2.5 bathroom freestanding residence featuring a 2 sun filled living zones, a stylish stone kitchen (900mm stove), 2 alfresco courtyard gardens, security, solar panels & a double auto garage. Stroll to Patterson shops, train & schools.

## Comparable Properties



**8b Mervin St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 4  3  1

**Price:** \$1,379,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 355 sqm approx



**18a Sandra Gr BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 23/01/2021

**Property Type:** Townhouse (Single)

**Land Size:** 300 sqm approx



**2a Bellevue Rd BENTLEIGH EAST 3165  
(REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,285,000

**Method:** Private Sale

**Date:** 12/11/2020

**Property Type:** Townhouse (Single)

**Land Size:** 262 sqm approx

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