

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: 1/495 South Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$545,000 & \$599,000

Median sale price

Median price: \$965,000
Property Type: Unit
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	204/24 Mavho St BENTLEIGH 3204	\$599,999	08/04/2024
2	10/60-66 Patterson Rd BENTLEIGH 3204	\$560,000	15/03/2024
3	301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024

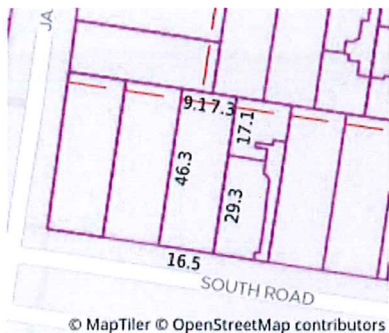
OR

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: 14/05/2024 16:03

1/495 South Road, Bentleigh Vic 3204

 **PATTERSON ROAD**
REAL ESTATE



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$545,000 - \$599,000
Median Unit Price
Year ending March 2024: \$965,000

Comparable Properties



204/24 Mavho St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$599,999
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment



10/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment



301/451 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 02/02/2024
Property Type: Apartment

Account - Patterson Road Real Estate | P: 03 95575480



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