

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 14/27 Patterson Road, Bentleigh, VIC 3204

Indicative selling price

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

Single price or range between \$900,000 & \$990,000

Median sale price

Median price \$900,750 Property type Unit Suburb BENTLEIGH
Period - From 28/08/2022 to 27/08/2023 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/8 Capitol Av MCKINNON	910,000	26/08/2023
2	4/205 Centre Rd BENTLEIGH	957,000	08/06/2023
3	1/205 Centre Rd BENTLEIGH	980,000	07/06/2023

This Statement of Information was prepared on: 28/08/2023

