

## 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

6/27 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

1/16 FAIRBANK ROAD BENTLEIGH VIC 3204	785000	02-Dec-23
4/27 PATTERSON ROAD BENTLEIGH VIC 3204	820000	07-Oct-23
2/3-5 WOLSLEY STREET BENTLEIGH VIC 3204	861000	16-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 28 March 2024



**1/16 FAIRBANK ROAD BENTLEIGH  
VIC 3204**

 2  1  2

Sold Price

**785000**

Sold Date **02-Dec-23**

Distance **1.17km**



**4/27 PATTERSON ROAD  
BENTLEIGH VIC 3204**

 2  1  1

Sold Price

<sup>RS</sup> **820000**

Sold Date **07-Oct-23**

Distance **0.03km**



**2/3-5 WOLSLEY STREET  
BENTLEIGH VIC 3204**

 2  1  1

Sold Price

<sup>RS</sup> **861000**

Sold Date **16-Mar-24**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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