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	156b Patterson Road, Bentleigh Vic 3204

Indicative selling price

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

Range between $1,380,000 & $1,430,000

Median sale price

Median price $1,470,000 Property Type Townhouse Suburb Bentleigh

Period - From 19/09/2023 to 18/09/2024 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	126a Tucker Rd BENTLEIGH 3204	$1,580,000	19/09/2024
2	9a Bellevue Rd BENTLEIGH EAST 3165	$1,480,000	14/09/2024
3	33b Tucker Rd BENTLEIGH 3204	$1,480,000	04/08/2024

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: 19/09/2024 13:41



4 3 2

Property Type: Townhouse (Single)
Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,430,000
Median Townhouse Price
19/09/2023 - 18/09/2024: $1,470,000

Comparable Properties



126a Tucker Rd BENTLEIGH 3204 (REI)

4 3 1

Price: $1,580,000
Method: Private Sale
Date: 19/09/2024
Property Type: Townhouse (Single)

Agent Comments



9a Bellevue Rd BENTLEIGH EAST 3165 (REI)

4 3 1

Price: $1,480,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments



33b Tucker Rd BENTLEIGH 3204 (REI)

4 3 2

Price: $1,480,000
Method: Auction Sale
Date: 04/08/2024
Property Type: Townhouse (Single)
Land Size: 296 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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