

## 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

165 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

\$1,780,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,790,000

Property type

House

Suburb

Bentleigh

Period-from

01 Jun 2021

to

31 May 2022

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

28 MORTIMORE STREET BENTLEIGH VIC 3204	\$1,888,000	24-Mar-22
47 NEVILLE STREET BENTLEIGH EAST VIC 3165	\$1,987,500	11-May-22
13 LYDIA STREET BENTLEIGH VIC 3204	\$1,805,000	05-Feb-22

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: 30 June 2022

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**28 MORTIMORE STREET  
 BENTLEIGH VIC 3204**

4 2 2

Sold Price **\$1,888,000** Sold Date **24-Mar-22**

Distance **0.54km**


**47 NEVILLE STREET BENTLEIGH  
 EAST VIC 3165**

4 3 4

Sold Price <sup>RS</sup> **\$1,987,500** Sold Date **11-May-22**

Distance **0.66km**


**13 LYDIA STREET BENTLEIGH VIC  
 3204**

3 1 1

Sold Price **\$1,805,000** Sold Date **05-Feb-22**

Distance **0.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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