

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**99 Patterson Road,  
BENTLEIGH 3204**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,370,000 - \$1,420,000**

### Median sale price

Median **House** for **BENT LEIGH** for period **Sep 2018 - Sep 2019**

Sourced from **REIV**.

**\$1,330,000**

### Comparable property sales

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 the most comparable to the property for sale.

**36 Bendigo Av,  
BENTLEIGH 3204**

Price **\$1,361,000** Sold 22  
June 2019

**64 Elizabeth St,  
BENTLEIGH EAST 3165**

Price **\$1,310,000** Sold 22  
June 2019

**4 Theresa St,  
BENTLEIGH 3204**

Price **\$1,275,000** Sold 25  
February 2019

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

4 beds

1 baths

2 parking

### Ray White Oakleigh

7-9 Atherton Road,  
Oakleigh VIC 3166

### Contact agents



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