



Statement of Information

Sections 47AF of the Estate Agents Act 1980

28 Patricia Street,
BENTLEIGH EAST 3165

House



4 beds



1 baths



2 parking

Indicative selling price

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

Range from \$ 1,100,000 - \$ 1,200,000

Median sale price

Median **House** for **BENTLEIGH EAST** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$ 1,160,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

25 Magnolia Avenue, Bentleigh East 3165	Price \$ 1,130,000 Sold 11 February 2017
98 Brady Road, Bentleigh East 3165	Price \$ 1,175,000 Sold 25 February 2017
1 Gladesville Drive, Bentleigh East 3165	Price \$ 1,220,000 Sold 01 July 2017

Contact agents

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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 Pricefinder.