



**Rooms:** 7

**Property Type:** Townhouse

**Land Size:** 414 sqm approx

Agent Comments

This timeless Federation style 4 bed + study 3 bath family home enjoys 3 entertaining zones, stunning stone kitchen (WI pantry), downstairs main bedroom (WIR & new ensuite), terracotta paved courtyard & double auto garage. Coatesville PS zone

## Comparable Properties



**14b Boronia St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,115,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 297 sqm approx



**2a Rae St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 23/03/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)



**40 Waratah St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 31/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 450 sqm approx

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### Comparable property sales

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
14b Boronia St BENTLEIGH EAST 3165	\$1,115,000	04/03/2017
2a Rae St BENTLEIGH EAST 3165	\$1,100,000	23/03/2017
40 Waratah St BENTLEIGH EAST 3165	\$1,080,000	31/03/2017