



Rooms:

Property Type: House

Land Size: 607 sqm approx

Agent Comments

Unrivalled in its beauty, this spellbinding 4 bedroom, 2.5 bathroom tuckpointed brick Californian Bungalow has an air of French country charm mixed with contemporary class. Finished to exacting detail, this exquisite home features a tessellated tiled verandah, 3 gorgeous bedrooms downstairs (2 - BIRs, 1 - gas log fire), designer fully tiled bathroom, a staged dining room with a stunning outlook into the rear garden, spectacular kitchen with a huge New York marble island bench, Bosch appliances & a WI pantry, in the generous living area (gas log fire) & powder room. Upstairs is the ma

Comparable Properties



30 Centre Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 614 sqm approx



19 Whitmuir Rd BENTLEIGH 3204 (REI) Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 669 sqm approx

9 Mavho St BENTLEIGH 3204 (REI) Agent Comments



Price: \$1,710,000

Method: Private Sale

Date: 12/04/2017

Rooms: -

Property Type: House (Res)

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 210 Centre Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,440,500 House X Suburb Bentleigh

Period - From 01/04/2017 to 30/06/2017 Source REIV

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
30 Centre Rd BRIGHTON EAST 3187	\$1,800,000	25/03/2017
19 Whitmuir Rd BENTLEIGH 3204	\$1,750,000	04/03/2017
9 Mavho St BENTLEIGH 3204	\$1,710,000	12/04/2017