

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

16a Pascoe Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,567,500

Property Type House

Suburb Bentleigh

Period - From 01/04/2020

to 31/03/2021

Source REIV

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 six 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
1		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

27/04/2021 14:28



4
 2
 2

Rooms: 6

Property Type: House

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2021: \$1,567,500

Agent Comments

Impressive inside and out, this architecturally designed 4 bedroom 2.5 bathroom town residence is top of its class in contemporary style and family functionality. Masterfully built by Lowe Construction, this quality abode features a generous entrance hall with concealed mudroom-style storage, a convenient downstairs bedroom/2nd living room/study (courtyard access), a sumptuous open plan living and dining area with porcelain tile floors, a sleek stone kitchen (Bosch appliances, WI pantry), chic powder room and fitted laundry. Upstairs, there's a generous north-facing main bedroom (WIR, fitted BIRs and sparkling ensuite), 2 further sunny bedrooms (WIR/BIRs) and a stylish bathroom. Double sliding doors open to a paved alfresco entertaining area (gas mains for BBQ) in a landscaped garden setting, ideal for long lunches and lazy dinners with family and friends. Energy efficient with its 6-star energy rating, solar panels, water tank and double glazed windows, this brilliant home is comfortable with solid Tasmanian Oak floorboards, ducted heating and air conditioning, an alarm, instant hot water, abundant storage and an auto garage. Tucked away in a quiet street, metres to the Elster Creek Trail, beautiful Allnutt Park, bus and tram services, close to Centre Road shops, cafés and the train, and in the Bentleigh West Primary School & Brighton Secondary College zones.

Comparable Properties

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