



3 2.5 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 303 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2017: \$1,270,000

Warm to contemporary living in luxurious space in this stunning new 3 bedroom + study 2.5 bathroom street front residence, featuring 2 separate living zones, designer stone kitchen, a generous deck & auto garage. Quiet court near Yarra Yarra.

## Comparable Properties



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

**Agent Comments**

4 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 23/03/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Single)

**6b Bruthen St MOORABBIN 3189 (REI)**

**Agent Comments**

4 - -

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 06/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)

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.

## 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

7 Montclair Court, Bentleigh East Vic 3165

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

Range between \$1,000,000

&amp;

\$1,100,000

**Median sale price**

Median price \$1,270,000

House

X

Suburb

Bentleigh East

Period - From 01/01/2017

to

31/03/2017

Source REIV

**Comparable property sales**

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.