



Rooms:

Property Type: Unit

Land Size: 230 sqm approx

Agent Comments

A house size freestanding surprise is found in this Federation style 2 bedroom single level street front home. Warm & spacious with a desirable northern rear aspect, this beautifully maintained abode enjoys a tiled hall, a stunning lounge flowing to the north facing living/meals area, entertainer's kitchen (Westinghouse appliances), 2 inviting bedrooms (BIRs), tasteful semi ensuite, sep toilet & fitted laundry (clothesline courtyard). The paved wrap around north facing rear courtyard is private & secure. A rare find, this effortless home has a security door, ducted heating, air cond,

Comparable Properties



2/61 Lahona Av BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$737,500

Method: Auction Sale

Date: 04/03/2017

Rooms: 5

Property Type: Unit



52a Tucker Rd BENTLEIGH 3204 (REI) Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: Unit



1/42 Jasper Rd BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$721,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 5

Property Type: Unit

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

1a Benina Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$920,000

Unit X

Suburb Bentleigh East

Period - From 01/04/2016

to

31/03/2017

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 |
|------------------------------------|-----------|--------------|
| 2/61 Lahona Av BENTLEIGH EAST 3165 | \$737,500 | 04/03/2017 |
| 52a Tucker Rd BENTLEIGH 3204 | \$725,000 | 29/04/2017 |
| 1/42 Jasper Rd BENTLEIGH 3204 | \$721,000 | 04/03/2017 |