



4 2.5 2

Rooms: 6
Property Type: House (Res)
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000

Median House Price
June quarter 2017: \$1,440,500

High on the Hill, this up to 5 bedroom/up to 2 zone, 2.5 bathroom home hits the heights with living around a new Bosch kitchen, a vast city-glimpse master-domain & designer detail including stone benchtops, hardwood floors, a fully-tiled designer bathroom & 2-way ensuite. Climate-controlled with a garage & big backyard, this is the height of family living in the Hodgson Res precinct.

Comparable Properties



56 Brewer Rd BENTLEIGH 3204 (REI)

Agent Comments

4 2 2

Price: \$1,670,000
Method: Private Sale
Date: 07/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 604 sqm approx



11 Buckingham Av BENTLEIGH 3204 (REI)

Agent Comments

3 1 -

Price: \$1,640,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx



20 Stockdale Av BENTLEIGH EAST 3165 (REI)

Agent Comments

5 2 2

Price: \$1,590,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 625 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

12 Wood Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$1,650,000

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
56 Brewer Rd BENTLEIGH 3204	\$1,670,000	07/07/2017
11 Buckingham Av BENTLEIGH 3204	\$1,640,000	22/07/2017
20 Stockdale Av BENTLEIGH EAST 3165	\$1,590,000	03/06/2017