



4 2.5 2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 558 sqm

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2017: \$1,270,000

Absolutely immaculate 4 bedroom 2.5 bathroom timber home enjoying Merbau parquetry, north facing lounge, designer stone kitchen, expansive entertaining (gas fire), luxe spa ensuite, covered elevated deck & tandem auto garage with heating.

## Comparable Properties

**4 Corolla Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

- - -

**Price:** \$1,331,000

**Method:** Private Sale

**Date:** 12/04/2017

**Rooms:** -

**Property Type:** House (Res)



**27 Parkmore Rd BENTLEIGH EAST 3165 (REI)**

Agent Comments

4 2 2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 632 sqm



**8 Stockdale Av BENTLEIGH EAST 3165 (REI)**

Agent Comments

5 3 2

**Price:** \$1,305,000

**Method:** Auction Sale

**Date:** 26/11/2016

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 653 sqm

## 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

52 Paloma Street, 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 \$1,250,000

&amp;

\$1,350,000

## 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

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
4 Corolla Av BENTLEIGH EAST 3165	\$1,331,000	12/04/2017
27 Parkmore Rd BENTLEIGH EAST 3165	\$1,310,000	18/03/2017
8 Stockdale Av BENTLEIGH EAST 3165	\$1,305,000	26/11/2016