



 5  3  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
March quarter 2017: \$1,270,000

Glamorous low maintenance stand alone 5 bed 3.5 bath family home with 4 entertaining spaces, all bedrooms with WIRs, state of the art stone kitchen (butler's pantry), an arid landscape for alfresco living & double auto garage. Coatesville PS zone.

## Comparable Properties



**5 Eastgate St OAKLEIGH 3166 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 546 sqm approx

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

80 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 \$1,700,000

&amp;

\$1,800,000

**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.