



3   
 1.5   
 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 623.20 sqm

#### Agent Comments

Enjoying a wide frontage, this much loved 3 bedrm 1.5 bathrm timber home has all its original comfort and scope to renovate, rebuild or redevelop (STCA) on 623sqm approx., featuring 3 living areas, covered deck & dble garage. Coatesville PS zone.

#### Indicative Selling Price

\$1,000,000 - \$1,100,000

#### Median House Price

March quarter 2017: \$1,270,000

## Comparable Properties



#### 54 Pasadena Cr BENTLEIGH EAST 3165 (REI) Agent Comments

3   
 2   
 1

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 03/04/2017  
**Rooms:** -  
**Property Type:** House



#### 33 Pasadena Cr BENTLEIGH EAST 3165 (REI/VG) Agent Comments

4   
 2   
 1

**Price:** \$1,006,000  
**Method:** Private Sale  
**Date:** 03/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 530 sqm



#### 8 Haigh St BENTLEIGH EAST 3165 (REI) Agent Comments

4   
 2   
 2

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 572 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

14 York 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 \$1,000,000

&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

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
54 Pasadena Cr BENTLEIGH EAST 3165	\$1,030,000	03/04/2017
33 Pasadena Cr BENTLEIGH EAST 3165	\$1,006,000	03/12/2016
8 Haigh St BENTLEIGH EAST 3165	\$1,005,000	18/03/2017