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Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 364 sqm
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000

Median House Price
March quarter 2017: \$1,270,000

On its own title, this secluded rear 3 bedroom 2.5 bathroom home enjoys a radiant stone kitchen (Bosch appliances & Asko dishwasher), open plan entertaining, delightful paved courtyard & carport with lockable store. Coatesville PS zone, near buses.

Comparable Properties



2/15 Golf Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$815,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 4
Property Type: Villa



2/10 Chester St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 1

Price: \$809,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 5
Property Type: Unit



2/16 Bessie St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$782,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: Unit
Land Size: 281 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

17A Thana Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$780,000

&

\$850,000

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
2/15 Golf Rd OAKLEIGH SOUTH 3167	\$815,000	13/05/2017
2/10 Chester St BENTLEIGH EAST 3165	\$809,000	29/04/2017
2/16 Bessie St BENTLEIGH EAST 3165	\$782,000	25/02/2017