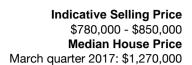
hockingstuart

Nick Renna 0411 551 190 nrenna@hockingstuart.com.au







Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 364 sqm **Agent Comments**

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)

Price: \$815,000 Method: Auction Sale Date: 13/05/2017

Rooms: 4

Property Type: Villa

2/10 Chester St BENTLEIGH EAST 3165 (REI)







Price: \$809.000 Method: Auction Sale Date: 29/04/2017 Rooms: 5

Property Type: Unit



2/16 Bessie St BENTLEIGH EAST 3165 (REI)

--3



Price: \$782,000 Method: Auction Sale Date: 25/02/2017 Rooms: 5

Property Type: Unit Land Size: 281 sqm

Account - hockingstuart | P: 03 9557 7733 | F: 03 9557 7533





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Agent Comments

Agent Comments

Agent Comments



Nick Renna 0411 551 190 nrenna@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	17A Thana Street, Bentleigh East Vic 3165
Including suburb and	
postcode	

Indicative selling price

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

			i .
Range between	\$780,000	&	\$850,000
			1

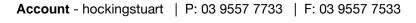
Median sale price

Median price	\$1,270,000	H	ouse X	Sul	burb	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







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