



4   
 3   
 2

**Rooms:** 6

**Property Type:** Townhouse

**Land Size:** 378 sqm approx

**Agent Comments**

With loads of natural light and space for the whole family, this contemporary freestanding 4 bed 3 bath home enjoys 3 inviting living zones, Bamboo floors, sparkling stone kitchen, private undercover alfresco & double auto garage. Great family locale.

**Indicative Selling Price**

\$1,230,000

**Median House Price**

March quarter 2017: \$1,448,000

## Comparable Properties



**41b Northam Rd BENTLEIGH EAST 3165 (REI)** **Agent Comments**

4   
 2   
 2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 29/03/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**8b Marlborough St BENTLEIGH EAST 3165 (REI)** **Agent Comments**

4   
 3   
 2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)



**16b Denver St BENTLEIGH EAST 3165 (REI)** **Agent Comments**

4   
 3   
 2

**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

## 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

54 East Boundary Road, Bentleigh Vic 3204

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,230,000

**Median sale price**

Median price \$1,448,000

House X

Suburb Bentleigh

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
41b Northam Rd BENTLEIGH EAST 3165	\$1,350,000	29/03/2017
8b Marlborough St BENTLEIGH EAST 3165	\$1,300,000	27/05/2017
16b Denver St BENTLEIGH EAST 3165	\$1,275,000	29/04/2017