

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

2a Patricia Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,267,250

Property Type

House

Suburb

Bentleigh East

Period - From

01/04/2020

to

31/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	10a Yaralla Rd BENTLEIGH EAST 3165	\$1,291,000	16/04/2021
2	64B Pasadena Cr BENTLEIGH EAST 3165	\$1,255,000	09/04/2021
3	2/1 Thornton St BENTLEIGH EAST 3165	\$1,225,000	16/03/2021

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

21/04/2021 15:06



4
 3
 2

Property Type: Townhouse

Land Size: 351 sqm approx

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2021: \$1,267,250

Agent Comments

Making a statement of sophisticated family living, this sumptuous 4 bedroom 3 bathroom town residence is quality living one door from backing onto the Yarra Yarra Golf Course. Impressive with architectural character and dramatic finishes, this superior abode features an imposing entrance opening to a wide hall, a gorgeous downstairs bedroom (fitted BIRs) with striking semi-ensuite, a light filled open plan living and dining area (custom cabinetry), a striking stone kitchen (Miele appliances) and a sleek laundry. Adding to the sophistication is the dark stained timber staircase taking you upstairs, where there's a relaxed living area, a luxe main bedroom (fitted BIRs, glamorous ensuite), 2 further stylish bedrooms (BIRs) and a matching bathroom. Double sliding doors open on to a serene east-facing entertaining deck with lush easy care gardens, perfect for alfresco dining with family and friends. Warm with European Oak floors, this eye-catching retreat is complete with zoned ducted heating and air conditioning, keyless entry, video intercom, an alarm, double glazed windows, continuous flow hot water, abundant storage, a water tank and a large auto garage. In the sought-after Coatesville Primary School zone, walk to St James and St Peter's Catholic Schools and trendy cafés, close to The Links Shopping Centre, Centenary Park and the 703 bus.

Comparable Properties



10a Yaralla Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 2
 2

Price: \$1,291,000

Method: Sold Before Auction

Date: 16/04/2021

Property Type: Townhouse (Res)



64B Pasadena Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

4
 2
 2

Price: \$1,255,000

Method: Private Sale

Date: 09/04/2021

Property Type: Townhouse (Single)



2/1 Thornton St BENTLEIGH EAST 3165 (REI) Agent Comments

 4  3  2

Price: \$1,225,000

Method: Private Sale

Date: 16/03/2021

Property Type: Townhouse (Single)

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