

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

16 Paloma Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between

\$1,400,000

&

\$1,480,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Bentleigh East

Period - From

23/04/2021

to

22/04/2022

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	20 Castlewood St BENTLEIGH EAST 3165	\$1,480,000	13/03/2022
2	10 Hilary Gr BENTLEIGH EAST 3165	\$1,450,000	05/03/2022
3	88 Beddoe Av BENTLEIGH EAST 3165	\$1,420,000	05/03/2022

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:

23/04/2022 16:42

16 Paloma Street, Bentleigh East Vic 3165

**Jellis
Craig**

Anthony Fordham
9593 4500
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anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,480,000

Median House Price

23/04/2021 - 22/04/2022: \$1,510,000



3 2 2

Rooms: 7

Property Type: House

Land Size: 690 sqm approx

Agent Comments

Full of warmth and character, this engaging three bedroom family home has family flexibility with its self contained studio. First time offered in 42 years, this much loved home enjoys an inviting living and dining area (decorative mantel), modern stone kitchen (750mm gas cooktop), undercover alfresco deck (bistro blinds) and lush rear garden. Set on 690sqm approx., this well maintained abode is complete with gas heating, evaporative cooling, security, water tanks, a lock-up carport and ample parking (auto gate). In a lovely street, near Mackie Road shops, parks and local schools.

Comparable Properties



20 Castlewood St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 13/03/2022

Property Type: House (Res)

Land Size: 589 sqm approx



10 Hilary Gr BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,450,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 602 sqm approx



88 Beddoe Av BENTLEIGH EAST 3165 (REI)

Agent Comments

4 2 3

Price: \$1,420,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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