## hockingstuart



Rooms: 4 Property Type: Unit Land Size: 122 sqm approx Agent Comments Kon Galitos 03 9569 3666 0414 902 680 kgalitos@hockingstuart.com.au

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending March 2017: \$920,000

Lush with tropical gardens, this relaxing single level 3 bedroom 2 bathroom rear town residence is a stylish oasis of easy living. Glistening with newly polished boards, this quality built home enjoys a security entry, an inviting entry foyer, elegant main bedroom (WIR & timeless ensuite), fabulous open plan living & dining with chic granite kitchen (new cooking appliances), double doors to a sail covered deck in a private low maintenance garden paradise, ducted heating, evap cooling & an auto garage. Metres to 2 buses, a choice of schools and gorgeous parks.

### **Comparable Properties**

budget	2/6 Richard St BENTLEIGH EAST 3165 (REI) 2 2 1 Price: \$882,501 Method: Sold Before Auction Date: 12/04/2017 Rooms: - Property Type: Unit Land Size: 326 sqm approx	Agent Comments Very comparable unit with 3 beds and 2 bathrooms
	2/575 Warrigal Rd BENTLEIGH EAST 3165 (REI) Image: 1 a mage: 2 mage: 2 a for a set of the set of	Agent Comments Comparable single level unit with 3 bedrooms and 2 bathrooms with a similar outdoor space
Woodards Fr	2/10 Chester St BENTLEIGH EAST 3165 (REI) 3 1 1 1 Price: \$809,000 Method: Auction Sale Date: 29/04/2017 Rooms: 5 Property Type: Unit	Agent Comments Similar rear unit with 3 bedrooms and lock up garage

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## propertydata

#### 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

2/62 Brady Road, Bentleigh East Vic 3165

#### Indicative selling price

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

Range between	\$800,000			&	\$880,000		
Median sale pr	ice						
Median price	\$920,000		Unit	х	Su	burb	Bentleigh East
Period - From	01/04/2016	to	31/0	3/2017	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
2/6 Richard St BENTLEIGH EAST 3165	\$882,501	12/04/2017
2/575 Warrigal Rd BENTLEIGH EAST 3165	\$850,000	20/05/2017
2/10 Chester St BENTLEIGH EAST 3165	\$809,000	29/04/2017

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