

# BENTLEIGH Victoria 3204

## Comparable Side-by-Side Townhouse/Unit Sales

2010 to 2012

Source: RealEstateView - Propert Data Online Valuers' Database

Comparable Sales	19
Average Price	\$ 954,866

Street Number	Street	Street Extensn	Sale Date	Building Area	Land Area	Method	SOLD or Passedin	Agent	MapRef	Rooms	Bed rooms	Bath rooms	Car parks	Source
U1/22	Pascoe	Av	29/3/2011	na		Private Sale	\$ 1,080,000	Hocking Stuart	68 B 11	6	4	3	1	REIV
31B	Seaview	Av	16/4/2011	na	307	Auction Sale	\$ 1,075,000	Century 21 On Ce	68 F 12	7	4	3	1	REIV
27B	Somers	St	20/3/2012	na		Sold Before Auction	\$ 1,050,000	Hocking Stuart	68 B 11	6	3	2	2	REIV
126a	Jasper	Rd	7/2/2010	na		Private Sale	\$ 1,005,250	Hocking Stuart (Be	68 F 11	6	3	2	1	REIV
4B	Rosina	St	17/4/2010	na		Auction Sale	\$ 985,000	Buxton	77 F 4	7	4	2	2	REIV
25A	Mavho	St	17/11/12	na		Auction Sale	\$ 972,500	Hocking Stuart (Be	68 B 11	6	3	3	1	REIV
2/204	Tucker	Rd	24/3/2010	na		Private Sale	\$ 945,000	Hocking Stuart (Be	68 H 12	7	4	2	5	REIV
22A	Mavho	St	20/08/11	na		Auction Sale	\$ 941,000	Hocking Stuart (Be	68 B 11	6	3	2	2	REIV
63a	London	St	23/3/2010	na	290	Sold Before Auction	\$ 940,000	Buxton	77 F 2	4	3	3	1	REIV
8B	McKittrick	Rd	20/2/2010	na	346	Private Sale	\$ 940,000	Hocking Stuart	77 F 4	7	4	3	2	REIV
6A	Riddle	St	18/1/2012	na	326	Private Sale	\$ 940,000	Century 21 On Ce	77 F 2	6	4	2	2	REIV
58	London	St	18/12/2010	na	270	Auction Sale	\$ 927,000	Buxton	77 G 2	5	4	3	2	REIV
30B	London	St	10/12/2010	na		Private Sale	\$ 922,000	Buxton	77 F 2	7	4	3	2	REIV
28B	Hutchinson	St	25/2/2012	na		Auction Sale	\$ 920,000	Buxton	77 G 2	5	4	3	1	REIV
14A	London	St	11/10/2010	na	325	Private Sale	\$ 920,000	Buxton	77 F 2	6	4	2	2	REIV
36A	Hutchinson	St	13/8/2011	na		Auction Sale	\$ 907,000	Buxton	77 G 2	6	4	3	1	REIV
36B	Hutchinson	St	13/10/2011	na		Private Sale	\$ 895,200	Buxton Bentleigh	77 G 2	7	4	3	1	REIV
4B	Auckland	St	7/5/2012	na		Private Sale	\$ 890,000	Buxton	77 G 2	7	4	3	3	REIV
28A	Hutchinson	St	28/5/2012	na	329	Private Sale	\$ 887,500	Buxton	77 G 2	5	4	3	2	REIV
<b>AVERAGES</b>					<b>346</b>		<b>\$ 954,866</b>			<b>6.3</b>	<b>4.0</b>	<b>2.6</b>	<b>1.4</b>	



**BENTLEIGH Victoria 3204**

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**Comparable Side-by-Side Townhouse/Unit Sales**

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**2010 to 2012**

Source: RealEstateView - Propert Data Online Valuers' Database

U1/22	Pascoe	Av	29/3/2011	na		Private Sale	<b>\$1,080,000</b>	Hocking Stuart	68 B 11	6	4	3	1	REI
31B	Seaview	Av	16/4/2011	na	307	Auction Sale	<b>\$1,075,000</b>	Century 21 On Ce	68 F 12	7	4	3	1	REI
27B	Somers	St	20/3/2012	na		Sold Before Auction	<b>\$1,050,000</b>	Hocking Stuart	68 B 11	6	3	2	2	REI
126a	Jasper	Rd	7/2/2010	na		Private Sale	<b>\$1,005,250</b>	Hocking Stuart (B	68 F 11	6	3	2	1	REI
4B	Rosina	St	17/4/2010	na		Auction Sale	<b>\$985,000</b>	Buxton	77 F 4	7	4	2	2	REI
2/204	Tucker	Rd	24/3/2010	na		Private Sale	<b>\$945,000</b>	Hocking Stuart (B	68 H 12	7	4	2	5	REI
25A	Mavho	St	17/11/12	na		Private Sale	<b>972500</b>	Buxton	68 F 12	6	4	2	2	REI
63a	London	St	23/3/2010	na	290	Sold Before Auction	<b>\$940,000</b>	Buxton	77 F 2	4	3	3	1	REI
22A	Mavho	St	20/08/11	na		Private Sale	<b>941000</b>	Buxton	68 F 12	6	4	2	2	REI

6A	Riddle	St	18/1/2012	na	326	Private Sale	<b>\$940,000</b>	Century 21 On Ce	77 F 4	6	4	2	2	REI
8B	McKittrick	Rd	20/2/2010	na	346	Private Sale	<b>\$940,000</b>	Hocking Stuart	77 F 2	7	4	3	2	REI
58	London	St	18/12/2010	na	270	Auction Sale	<b>\$927,000</b>	Buxton	77 G 2	5	4	3	2	REI
30B	London	St	10/12/2010	na		Private Sale	<b>\$922,000</b>	Buxton	77 F 2	7	4	3	2	REI
28B	Hutchinson	St	25/2/2012	na		Auction Sale	<b>\$920,000</b>	Buxton	77 G 2	5	4	3	1	REI
14A	London	St	11/10/2010	na	325	Private Sale	<b>\$920,000</b>	Buxton	77 F 2	6	4	2	2	REI
36A	Hutchinson	St	13/8/2011	na		Auction Sale	<b>\$907,000</b>	Buxton	77 G 2	6	4	3	1	REI

36B	Hutchinson	St	13/10/2011	na		Private Sale	<b>\$895,200</b>	Buxton Bentleigh	77 G 2	7	4	3	1	REI
4B	Auckland	St	7/5/2012	na		Private Sale	<b>\$890,000</b>	Buxton	77 G 2	7	4	3	3	REI
28A	Hutchinson	St	28/5/2012	na	329	Private Sale	<b>\$887,500</b>	Buxton	77 G 2	5	4	3	2	REI

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U1/22	Pascoe	Av	An impressive design with family flexibility, this striking new 4 bedroom, 3.5 bathroom residence provides spectacular entertaining with architectural flair. Showcasing high ceilings, porcelain tiling, stone benchtops and designer finishes, this exemplary stunner boasts a beautiful lounge (gas fire), showpiece stone kitchen, open plan entertaining, choice of main bedrooms (WIRs & sleek ensuites), upstairs retreat and 2 Ironbark alfresco decks (bench seating). Flawless throughout, it boasts R/C ducted air-cond, alarm, video intercom, water tanks, coastal landscaping & auto garage. On its own title in this picture perfect parkside position, moments to Allnutt Park, Centre Rd shops, cafes and train.
31B	Seaview	Av	Zone in on the newest and the best the Zone has to offer! Brand new and beautifully positioned between McKinnon Secondary College and the Centre Rd transport route, this sensational streetfront home sets the standard for family living in the Zone and every imaginable luxury appointment. Designed to fit a family with four bedroom, three bathroom, three zone accommodation, this cutting-edge home features an ensuite and WIR for the master bedroom, a well-positioned home-office by the front door and a bonus carspace beyond the auto-garage. There's a spot to hideaway in an quiet formal lounge, room to soak up the sun in north-facing family living and a spot for the kids to make a little noise in a first-floor retreat. All the extras are here (including ducted heating, cooling and vacuum, alarm, video-intercom, auto-gates and energy efficient solar hot-water), but it's the luxurious finishes that really set this home apart. With CaesarStone benchtops throughout, Australian hardwood floors, fully-tiled polished porcelain bathrooms and prestige appliances, this exceptional home offers rare family flair with the College, the bus, the shops and station all within easy reach.
27B	Somers	St	
126a	Jasper	Rd	Desirably situated on the crest of the Hill and above Hodgson Reserve, this brand new luxury 3 bedroom, 2.5 bathroom townhouse offers 2 levels of spectacular parkland views. Ground level showcases polished porcelain floors, commercial quality windows and Blanco, Emporite and Caesar Stone kitchen. The formal living and dining area has been styled with custom made glass ceilings and overlooks the park. Upstairs offers plush carpets, oversized master bedroom with dual vanity ensuite & WIR with park - panorama balcony. This prestigious home includes heating, air conditioning, ducted vacuum, alarm, video intercom and located near schools, shops and transport.
4B	Rosina	St	
2/204	Tucker	Rd	Designed to maximise sunlight and space, these stunning homes are in the perfect location, close to vibrant Bentleigh shopping, public transport, schools and sporting fields. Downstairs: Entrance gallery through to lounge and spacious open plan kitchen/living/dining with cafe style bi-fold doors to an entertaining deck, ideal for balmy summer evenings. Upstairs: Master bedroom (walk in robe and ensuite) three further bedrooms (built in robes), separate bathroom and toilet. Features: Ducted heating and cooling, granite benchtops, solar hot water system, Tasmanian Oak flooring, landscaped gardens, double lock up garage and located in the McKinnon Secondary College Zone.
63a	London	St	

6A	Riddle	St	This is most impressive 4 bedroom executive residence, where the quality of finish is second to none, both inside and out, is packed with features that ought to attract the attention of the discerning buyer. Conveniently located to the popular Centre Road shopping centre, transport, schools and parks, this superior residence is excellently laid out with well-proportioned living accommodation with master bedroom and ensuite downstairs, a spacious open plan living area with fabulous kitchen, plus upstairs 3 bedrooms, bathroom and rumpus room. Includes: Six star energy rating, gas ducted heating and zoned air-conditioning, thermal and acoustic insulation between the floors, fibre glass batts and sisalation in external walls and fibre glass ceiling batts, 'Blackbutt' polished timber floors, all the external walls have been sealed to create a surface which is waterproof, easily to clean and maintain, 3 TV points with a digital television antenna, pre-wired for Foxtel, an alarm system and video intercom, fully fitted built-in-robos, floor to ceiling tiling in bathroom and en-suite, 'Miele' oven and hotplates, 'Bosch' dishwasher, Caesar stone bench tops, and 'Imporite' cabinet doors, ample garage and driveway parking.
8B	McKittrick	Rd	
58	London	St	Brand new & built to the highest standard, streetfront living doesn't get more amazing or more accommodating than this! Sized up with an exceptional 4 bedroom, 3.5 bathroom floorplan, this state-of-the-art standalone home lets you choose to live inside or out (with airy living flowing to a landscaped courtyard), upstairs or down (with a first-floor retreat) & in absolute luxury with a choice of garden-access or first-floor master-suites. Graced with luxury finishes (including Australian hardwood floors, European appliances & CaesarStone benchtops) & prestige appointments (including ducted heating/air-con, alarm, vacuum video-intercom & over-size double auto-garage & gates), this is brand new brilliance. 4 bedrms, 3.5 bathrms (2 with ensuites & WIRS) indoor/outdoor living, 1st-flr retreat, Euro app kitchen C'Stone, duct heating & air-con, alarm, vacuum video-intercom 2000L tank, auto garage & gates
30B	London	St	Life on the streetfront doesn't get more stylish or spacious than this! High on space but low on maintenance, this as-new prestige home showcases a family-wise 4 bedroom plus study, 2.5 bathroom floorplan with ground-floor master (with dual-vanity ensuite) & the 3 living zones that families love (formal, family & first-floor). Beautifully finished with a state-of-the-art CaesarStone & Smeg kitchen, parking plus auto-garage & every extra for easy living (ducted heating & vacuum, video-intercom, alarm), there's room for indoor/outdoor entertaining in a decked & lawned courtyard & a central position to walk to it all ...with schools (including OLSH), the bus & the station all close. 4 bedrooms, 2.5 bathrooms, grnd-flr master formal, family, 1st-flr living, Smeg & Stone kitchen auto-garage, duct heat & vac, intercom, alarm walk to OLSH, St Pauls PS & Patterson station If you are interested in this property, you may require a market appraisal of your own home.
28B	Hutchinson	St	
14A	London	St	Big, brand new & brilliant, this streetfront home is among the newest & best with a Bentleigh address. Offering an accommodating 4 bedroom, 2.5 bathroom, dual living floorplan, this prestige home has an expansive master with walk-behind-robe & spa-ensuite, & a flexible study/fourth bedroom with WIR on the ground-floor. With separate formal & casual zones both opening to decking, & parking behind auto gates including a garage, this deluxe home has all the luxuries - including CaesarStone benchtops (even the laundry), 900mmm Euro appliances, heating, reverse-cycle air-con, alarm & video-intercom. A minute to Centre Rd with schools & stations within a walk, this is superior streetfront style! 4 bedrooms with robes, 2.5 bathrooms formal & family living, Euro app kitchen auto-garage & gates, heating, reverse-cycle air-con alarm, video-intercom, minutes to Centre Rd
36A	Hutchinson	St	

36B	Hutchinson	St	Live it up with sleek glass and mirror splashbacks, add slick stainless steel details and smooth CaesarStone benchtops, warm it all up with rich Tasmanian Oak floors and textural imported wallpaper, then top it off with the sparkle of designer lighting ...you've got Bentleigh's newest and most glamorous home! But it's not just about gloss and glitter, this exceptional four bedroom, three bathroom home is solidly grounded in great accommodation with a formal space, expansive open-plan living/dining, a desk-fitted 1st-floor kids' zone and a fire-warmed, fan-cooled and fully-lit alfresco area. All the prestige extras are here too, from free standing bath, the comfort of ducted heating and cooling, the security of alarm and video-intercom systems, and the ease of a ducted vacuum and auto-entry garage plus carspace...even the peace of mind of solar hot-water! The glamorous life doesn't get more practical than this!3 living zones, well designed alfresco living, 1.2m wide entry, stylish Master bedroom with balcony, fitted robes, Euro kitchen app, fully tiled bathrooms, Laundry with chute, and high ceilings throughout.
4B	Auckland	St	PRICE REDUCTION!Easy living meets low-maintenance luxury in one of Bentleigh's best loved locales. Just minutes from both the Centre Rd and Patterson station and strip, this just-completed prestige home goes above and beyond on every level. There's more accommodation with four bedrooms, 3.5 bathrooms (two ensuites), two living areas plus first-floor retreat and two separate decks beyond two sets of bi-folds. There's more luxury with premium CaesarStone benchtops (even in the laundry), Spotted Gum floors, Emporite cabinetry and elite Smeg appliances (including dishwasher). There's more comfort with a main spa-bathroom and a genuine double ensuite and beautifully fitted WIR for the master. And there are more extras too with ducted heating plus air-conditioning and gas log fire and a video intercom plus an alarm. There's even more outdoors with 2000L water-storage in fully-landscaped gardens and an auto-garage plus two more carspaces behind auto-gates.2 living zones with bi-folds to decks, 1st-flr retreat, Smeg apps, C'Stone, Spotted Gum, Emporite, 2 ensuites, spa, 3 carspaces inc auto-garage
28A	Hutchinson	St	PRICE REDUCTION!Just completed to the highest standard, this superior streetfront home offers the ultimate four bedroom, 3.5 bathroom family floorplan...and an outstanding level of luxury. Cleverly designed for parental privacy with a ground-floor master-suite, this high-quality home features expansive open-plan living flowing out to low-maintenance decked and hedged rear gardens and luxe finishes including an Emporite and euro appliance kitchen with sparkling metallic glass splashback, sleek fully-tiled bathrooms, slick CaesarStone benchtops and glossy Australian hardwood floors. With central heating, zoned air-conditioning, ducted vacuum, video intercom, alarm, solar hot-water, auto-gates and remote-control garage doors, there's every choice of extra ...making this your first (and only) choice for low-maintenance luxury!brand new streetfront home, C'Stone, euro apps, auto-gated garages, a minute to Centre Rd