

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

39 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,452,500

Property Type Townhouse

Suburb Bentleigh

Period - From 21/11/2023

to

20/11/2024

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	1/40 Dickens St BENTLEIGH 3204	\$1,042,000	26/10/2024
2	4/20 Buckingham Av BENTLEIGH 3204	\$1,110,000	30/08/2024
3	1/3 King St HAMPTON EAST 3188	\$1,172,000	22/06/2024

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:

21/11/2024 10:06

39 Tucker Road, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

21/11/2023 - 20/11/2024: \$1,452,500



3 2 2

Property Type: House

Comparable Properties



1/40 Dickens St BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,042,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)



4/20 Buckingham Av BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,110,000

Method: Private Sale

Date: 30/08/2024

Property Type: Townhouse (Res)



1/3 King St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$1,172,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 337 sqm approx

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



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