

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

70a Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,479,000

Median sale price

Median price

\$1,572,500

Property Type

Townhouse

Suburb

Bentleigh

Period - From

17/10/2021

to

16/10/2022

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	13b Stonehaven Cr HAMPTON EAST 3188	\$1,460,000	29/09/2022
2	17a Sheppard St MOORABBIN 3189	\$1,415,000	06/10/2022
3	1a Loch Ct BENTLEIGH EAST 3165	\$1,400,000	18/05/2022

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:

17/10/2022 16:17



 4  3  2

Property Type: Townhouse

Land Size: 321 sqm approx

Agent Comments

Comparable Properties



13b Stonehaven Cr HAMPTON EAST 3188 (REI)

Agent Comments

 4  3  2

Price: \$1,460,000

Method: Sold Before Auction

Date: 29/09/2022

Property Type: Townhouse (Res)



17a Sheppard St MOORABBIN 3189 (REI)

Agent Comments

 3  2  2

Price: \$1,415,000

Method: Sold Before Auction

Date: 06/10/2022

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



1a Loch Ct BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,400,000

Method: Sold Before Auction

Date: 18/05/2022

Property Type: Townhouse (Res)