## 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

Period - From 17/10/2021

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$1,479,000							
Median sale price								
Median price	\$1,572,500	Property Type	Townhouse	Suburb	Bentleigh			

16/10/2022

#### Comparable property sales (\*Delete A or B below as applicable)

to

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.

Source REIV

Ade	dress 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









**Property Type:** Townhouse **Land Size:** 321 sqm approx Agent Comments Sarah Gursansky 9593 4500 0467 533 309 sarahgursansky@jelliscraig.com.au

Indicative Selling Price \$1,479,000 Median Townhouse Price 17/10/2021 - 16/10/2022: \$1,572,500

# **Comparable Properties**





13b Stonehaven Cr HAMPTON EAST 3188 (REI)



Price: \$1,460,000 Method: Sold Before Auction Date: 29/09/2022 Property Type: Townhouse (Res)

17a Sheppard St MOORABBIN 3189 (REI)

Agent Comments

Agent Comments



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

**1** 4 **1** 3 **1** 

Agent Comments

Price: \$1,400,000 Method: Sold Before Auction Date: 18/05/2022 Property Type: Townhouse (Res)

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



propertydata

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