

# 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

122 Tucker Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2019

to

30/09/2019

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	100 Tucker Rd BENTLEIGH 3204	\$1,250,000	10/08/2019
2	60 Purtell St BENTLEIGH EAST 3165	\$1,225,000	24/08/2019
3	166 Bignell Rd BENTLEIGH EAST 3165	\$1,150,000	24/09/2019

**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:

29/10/2019 11:33



4 1 2

**Property Type:** House

**Land Size:** 612 sqm approx

**Agent Comments**

Bring your new home vision to this brilliant 612sqm approx. block & build the latest luxury architect design or share out the proportions of this corner site with a clever dual occ. development (STCA). Alt. bring back to life this timeless 4-bedroom home & work with well-proportioned formal rooms.

## Comparable Properties



**100 Tucker Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 680 sqm approx

**60 Purtell St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House (Res)

**Land Size:** 622 sqm approx



**166 Bignell Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

3 1 3

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** House

**Land Size:** 600 sqm approx