

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

46a Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000 & \$1,630,000

Median sale price

Median price \$1,468,000 Property Type Townhouse Suburb Bentleigh

Period - From 04/02/2024 to 03/02/2025 Source Property Data

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 | 12b Wood St BENTLEIGH 3204 | \$1,670,000 | 26/11/2024 |
| 2 | 36a London St BENTLEIGH 3204 | \$1,610,000 | 21/09/2024 |
| 3 | 126a Tucker Rd BENTLEIGH 3204 | \$1,580,000 | 14/09/2024 |

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: 04/02/2025 11:53



 4  3  2

Property Type: Townhouse

Comparable Properties



12b Wood St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,670,000

Method: Private Sale

Date: 26/11/2024

Property Type: Townhouse (Single)



36a London St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,610,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



126a Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  1

Price: \$1,580,000

Method: Private Sale

Date: 14/09/2024

Property Type: Townhouse (Res)