

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

21 Tucker Road, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,128,000

Median sale price

Median price \$1,517,500

House

X

Unit

Suburb Bentleigh

Period - From 01/04/2018

to

30/06/2018

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	751 South Rd BENTLEIGH EAST 3165	\$1,150,000	09/05/2018
2	12 Adrian St BENTLEIGH EAST 3165	\$1,090,000	08/05/2018
3	70 Tucker Rd BENTLEIGH 3204	\$1,020,000	14/08/2018

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.

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Indicative Selling Price
\$1,128,000

Median House Price
June quarter 2018: \$1,517,500



 4  1  2

Rooms:
Property Type: House (Res)
Land Size: 651 sqm approx
Agent Comments

Comparable Properties



751 South Rd BENTLEIGH EAST 3165 (REI/VG)

 4  2  2

Price: \$1,150,000
Method: Sold Before Auction
Date: 09/05/2018
Rooms: 6
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments

Close to 21 Tucker Rd but with Bentleigh East address as opposed to Bentleigh address



12 Adrian St BENTLEIGH EAST 3165 (REI/VG)

 3  1  3

Price: \$1,090,000
Method: Private Sale
Date: 08/05/2018
Rooms: -
Property Type: House
Land Size: 678 sqm approx

Agent Comments

Close to 21 Tucker Rd but with Bentleigh East address as opposed to Bentleigh address



70 Tucker Rd BENTLEIGH 3204 (REI)

 2  1  1

Price: \$1,020,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House
Land Size: 583 sqm approx

Agent Comments

Significantly smaller land size than 21 Tucker Rd and has an east facing back yard as opposed to the more popular west facing backyard.