

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

8/121 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$375,000 & \$399,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Bentleigh

Period - From 09/05/2023 to 08/05/2024 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	9/16 Keiller St HAMPTON EAST 3188	\$410,000	15/12/2023
2	2/38-40 Carlton St MCKINNON 3204	\$395,000	09/08/2023
3	13/87-89 Mitchell St BENTLEIGH 3204	\$370,000	16/11/2023

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:

09/05/2024 22:00



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$375,000 - \$399,000

Median Unit Price

09/05/2023 - 08/05/2024: \$692,500

Comparable Properties



9/16 Keiller St HAMPTON EAST 3188 (REI/VG) **Agent Comments**

2 1 1

Price: \$410,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



2/38-40 Carlton St MCKINNON 3204 (REI) **Agent Comments**

2 1 1

Price: \$395,000

Method: Sold Before Auction

Date: 09/08/2023

Property Type: Unit



13/87-89 Mitchell St BENTLEIGH 3204 (REI) **Agent Comments**

1 1 1

Price: \$370,000

Method: Auction Sale

Date: 16/11/2023

Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480