

## 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

102A TUCKER ROAD BENTLEIGH VIC 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,750

Property type

Unit

Suburb

Bentleigh

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

17B SURREY STREET BENTLEIGH EAST VIC 3165	\$1,300,000	15-Jul-23
22A ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,400,000	25-Mar-23
31B TUCKER ROAD BENTLEIGH VIC 3204	\$1,410,000	03-May-23

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 6 months.~~

This Statement of Information was prepared on: 29 August 2023



**17B SURREY STREET BENTLEIGH  
EAST VIC 3165**

 3  2  2

Sold Price

<sup>RS</sup> **\$1,300,000**

Sold Date

**15-Jul-23**

Distance

**0.32km**



**22A ELIZABETH STREET  
BENTLEIGH EAST VIC 3165**

 3  -  -

Sold Price

**\$1,400,000**

Sold Date

**25-Mar-23**

Distance

**0.33km**



**31B TUCKER ROAD BENTLEIGH VIC  
3204**

 4  3  2

Sold Price

**\$1,410,000**

Sold Date

**03-May-23**

Distance

**0.75km**



**1D BUCHAN STREET MOORABBIN  
VIC 3189**

 4  3  2

Sold Price

<sup>RS</sup> **\$1,439,000**

Sold Date

**19-Aug-23**

Distance

**1.31km**



**19B NORTHAM ROAD BENTLEIGH  
EAST VIC 3165**

 4  2  1

Sold Price

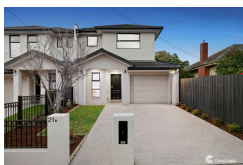
<sup>RS</sup> **\$1,433,000**

Sold Date

**26-Aug-23**

Distance

**1.23km**



**21B SURREY STREET BENTLEIGH  
EAST VIC 3165**

 3  2  2

Sold Price

<sup>RS</sup> **\$1,415,000**

Sold Date

**14-Aug-23**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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