

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

29 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,339,000

Median sale price

Median price

\$1,416,000

Property Type

House

Suburb

Bentleigh

Period - From

01/10/2019

to

31/12/2019

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	31b Fairbank Rd BENTLEIGH 3204	\$1,380,000	24/12/2019
2	15a Vale St BENTLEIGH 3204	\$1,360,000	29/02/2020
3	5b Ardwick St BENTLEIGH 3204	\$1,350,000	15/02/2020

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:

23/03/2020 14:50



 3  3  1

Property Type: Townhouse (Res)

Agent Comments

Dynamic 3 bedroom + study 3 bathroom sensation of unmistakable excellence, featuring an impressive staircase highlighting the massive living & dining area, downstairs 4th bedroom/study (BIRs & chic semi ensuite), luxury stone kitchen (WI pantry, Miele appliances), sun filled retreat, amazing main bedroom (huge WIR & ensuite), 2 alfresco decks, auto garage & auto gates. Opposite Tucker Rd PS, walk to cafes, bus & Holmesglen.

Comparable Properties



31b Fairbank Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,380,000

Method: Private Sale

Date: 24/12/2019

Property Type: Townhouse (Single)

15a Vale St BENTLEIGH 3204 (REI)

Agent Comments

 3  2  1

Price: \$1,360,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)



5b Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  1

Price: \$1,350,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Townhouse (Res)