

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

126a Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,490,000

&

\$1,540,000

Median sale price

Median price \$1,452,500

Property Type Townhouse

Suburb Bentleigh

Period - From 24/10/2023

to 23/10/2024

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	126b Tucker Rd BENTLEIGH 3204	\$1,580,000	19/09/2024
2	4 Roselyn Cr BENTLEIGH EAST 3165	\$1,560,000	31/08/2024
3	14B Bevis St BENTLEIGH EAST 3165	\$1,550,000	17/08/2024

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:

24/10/2024 10:23

126a Tucker Road, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

9593 4500

0425 740 484

trentcollie@jellisrcraig.com.au



 4  3  1

Property Type: Townhouse

Indicative Selling Price

\$1,490,000 - \$1,540,000

Median Townhouse Price

24/10/2023 - 23/10/2024: \$1,452,500

Comparable Properties



126b Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

 4  3  1

Price: \$1,580,000

Method: Private Sale

Date: 19/09/2024

Property Type: Townhouse (Single)



4 Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,560,000

Method: Private Sale

Date: 31/08/2024

Property Type: Townhouse (Res)



14B Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  1

Price: \$1,550,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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