

## 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

21A 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

\$1,499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Bentleigh

Period-from

01 Apr 2023

to

31 Mar 2024

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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 9A SMALL ROAD BENTLEIGH VIC 3204   | \$1,550,000 | 12-Feb-24 |
| 87 BREWER ROAD BENTLEIGH VIC 3204  | \$1,550,000 | 29-Mar-24 |
| 52A ROYENA ROAD MOORABBIN VIC 3189 | \$1,473,000 | 23-Feb-24 |

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: 22 April 2024