

# 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

122 Tucker Road, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,575,000

### Median sale price

Median price \$1,552,500

Property Type Townhouse

Suburb Bentleigh

Period - From 22/02/2021

to

21/02/2022

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	16a Anderson Av BENTLEIGH EAST 3165	\$1,600,000	18/02/2022
2	29A Wingate St BENTLEIGH EAST 3165	\$1,590,000	23/11/2021
3	204b Tucker Rd BENTLEIGH 3204	\$1,540,000	20/12/2021

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:

22/02/2022 10:36



4 3 2

**Property Type:** Townhouse

**Agent Comments**

Sparkling new 4 bedroom 3.5 bathroom family stunner featuring 2 stylish living zones, seamless marble stone kitchen (walk-in pantry & Zip tap), 2 gorgeous bedroom suites, a. north-west facing deck & a double auto garage. Walk to Bentleigh Hodgson Reserve and schools.

**Indicative Selling Price**

\$1,500,000 - \$1,575,000

**Median Townhouse Price**

22/02/2021 - 21/02/2022: \$1,552,500

## Comparable Properties



**16a Anderson Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 1

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 18/02/2022

**Property Type:** Townhouse (Res)



**29A Wingate St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,590,000

**Method:** Sold Before Auction

**Date:** 23/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 356 sqm approx



**204b Tucker Rd BENTLEIGH 3204 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,540,000

**Method:** Private Sale

**Date:** 20/12/2021

**Property Type:** Townhouse (Single)