# Chisholm&Gamon

Nick Jones 03 9589 3133 0421 839 425

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## 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

41 Tucker Road, Bentleigh Vic 3204

#### Indicative selling price

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

Range betweer	\$875,000		&	\$950	),000			
Median sale pi	rice							
Median price	\$1,292,000	House	x	Unit			Suburb	Bentleigh
Period - From	01/10/2018	to 31	/12/2018	7	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.

Add	dress of comparable property	Price	Date of sale
1	21 Tucker Rd BENTLEIGH 3204	\$1,100,000	17/10/2018
2	16 Jasper Rd BENTLEIGH 3204	\$900,000	15/12/2018
3	17 Nowra St MOORABBIN 3189	\$895,000	16/02/2019

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

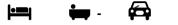


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## 41 Tucker Road, Bentleigh Vic 3204





Rooms: Property Type: Agent Comments

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Indicative Selling Price \$875,000 - \$950,000 Median House Price December quarter 2018: \$1,292,000

# **Comparable Properties**



Price: \$1,100,000 Method: Private Sale Date: 17/10/2018 Rooms: -Property Type: House Land Size: 652 sqm approx

#### 16 Jasper Rd BENTLEIGH 3204 (REI/VG)

21 Tucker Rd BENTLEIGH 3204 (REI/VG)

1

**6** 2



Price: \$900,000 Method: Auction Sale Date: 15/12/2018 Rooms: -Property Type: House (Res) Land Size: 710 sqm approx



17 Nowra St MOORABBIN 3189 (REI)



Price: \$895,000 Method: Auction Sale Date: 16/02/2019 Rooms: 6 Property Type: House Land Size: 603 sqm approx Agent Comments

Agent Comments

Agent Comments

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