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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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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