

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$875,000

&amp;

\$950,000

## Median sale price

Median price

\$1,292,000

House

X

Unit

Suburb

Bentleigh

Period - From

01/10/2018

to

31/12/2018

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	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.

41 Tucker Road, Bentleigh Vic 3204

Chisholm&Gamon

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**Indicative Selling Price**

\$875,000 - \$950,000

**Median House Price**

December quarter 2018: \$1,292,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**21 Tucker Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**



**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)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$895,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 603 sqm approx