

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

3 Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,830,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2023

to

31/03/2023

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	394 Chesterville Rd BENTLEIGH EAST 3165	\$1,300,000	29/04/2023
2	43 Marrbridge Rd MOORABBIN 3189	\$1,210,000	25/05/2023
3	56 Royena Rd MOORABBIN 3189	\$1,200,000	21/04/2023

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:

29/05/2023 09:46

3 Tucker Road, Bentleigh Vic 3204

**Jellis
Craig**

Trent Collie

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2023: \$1,830,000



3 1 2

Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



394 Chesterville Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 652 sqm approx



43 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Sold Before Auction

Date: 25/05/2023

Property Type: House (Res)

Land Size: 673 sqm approx



56 Royena Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 21/04/2023

Property Type: House

Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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