

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

3a Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,500,000

Property Type

Townhouse

Suburb

Bentleigh

Period - From

03/10/2023

to

02/10/2024

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	7b Tucker Rd BENTLEIGH 3204	\$1,380,000	15/04/2024
2	3b Tucker Rd BENTLEIGH 3204	\$1,360,000	05/07/2024
3	7a Tucker Rd BENTLEIGH 3204	\$1,327,500	08/05/2024

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:

03/10/2024 19:51



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,300,000
Median Townhouse Price
03/10/2023 - 02/10/2024: \$1,500,000

Comparable Properties

7b Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 2

Price: \$1,380,000
Method:
Date: 15/04/2024
Property Type: Townhouse (Single)

3b Tucker Rd BENTLEIGH 3204 (REI)

Agent Comments

- - -

Price: \$1,360,000
Method: Private Sale
Date: 05/07/2024
Property Type: Townhouse (Res)



7a Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

3 2 2

Price: \$1,327,500
Method: Sold Before Auction
Date: 08/05/2024
Property Type: Townhouse (Res)
Land Size: 316 sqm approx

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