

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

155 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 \$1,625,000

Property Type House

Suburb Bentleigh

Period - From 22/04/2023

to

21/04/2024

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	78 Tucker Rd BENTLEIGH 3204	\$1,250,000	06/11/2023
2	11 Hill St BENTLEIGH EAST 3165	\$1,170,000	25/10/2023
3			

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:

22/04/2024 13:48



 3  1  1

Rooms: 5
Property Type: House (Res)
Land Size: 622 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
22/04/2023 - 21/04/2024: \$1,625,000

Comparable Properties



78 Tucker Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,250,000
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 597 sqm approx



11 Hill St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,170,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 671 sqm approx

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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