

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

60b Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Bentleigh

Period - From 03/04/2023 to 02/04/2024 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	2a Montreal St BENTLEIGH 3204	\$1,408,000	24/11/2023
2	4b Lawson St BENTLEIGH 3204	\$1,575,000	27/10/2023
3	120b East Boundary Rd BENTLEIGH EAST 3165	\$1,412,500	07/10/2023

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:

03/04/2024 10:23



 4  3  3

Property Type: Townhouse (Res)

Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

03/04/2023 - 02/04/2024: \$1,550,000

Comparable Properties



2a Montreal St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,408,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Townhouse (Res)



4b Lawson St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,575,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: Townhouse (Res)



**120b East Boundary Rd BENTLEIGH EAST
3165 (REI/VG)**

Agent Comments

 4  3  2

Price: \$1,412,500

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)