

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

7a Tucker Road, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

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

Period - From 13/03/2023 to 12/03/2024 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	4b Seathorpe Av BENTLEIGH EAST 3165	\$1,425,000	25/10/2023
2	4a Becket Av BENTLEIGH EAST 3165	\$1,355,000	10/11/2023
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: 13/03/2024 11:57



Property Type: Townhouse

Agent Comments

Comparable Properties



4b Seathorpe Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,425,000

Method: Private Sale

Date: 25/10/2023

Property Type: Townhouse (Single)



4a Becket Av BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,355,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: Townhouse (Res)

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.