

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

17 Tucker Road, Bentleigh, VIC 3204

### Indicative selling price

Single Price or Range between

\$1,150,000 - \$1,250,000












For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$1,300,000</b>	Property Type <b>House</b>	Suburb <b>BENTLEIGH</b>
Period From <b>08/04/2019</b>	Period To <b>08/10/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>72 TUCKER ROAD BENTLEIGH</b>  Price \$1,320,000 Date of Sale 31/08/2019 Land 581 sqm	4  2  2 
	<b>100 TUCKER ROAD BENTLEIGH</b>  Price \$1,250,000 Date of Sale 10/08/2019 Land 679 sqm	4  2  3 
	<b>59 JASPER ROAD BENTLEIGH</b>  Price \$1,000,000 Date of Sale 30/05/2019 Land 707 sqm	4  2  2 