

## 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	125 Tucker Road, Bentleigh Vic 3204
---	-------------------------------------

#### Indicative selling price

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

Single price	\$1,390,000
--------------	-------------

#### Median sale price

Median price	\$1,517,500	House	X	Unit		Suburb	Bentleigh
Period - From	01/04/2018	to	30/06/2018	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	57 Mitchell St BENTLEIGH 3204	\$1,538,000	28/07/2018
2	30 Lawson St BENTLEIGH 3204	\$1,517,500	07/06/2018
3	20 Lawson St BENTLEIGH 3204	\$1,450,000	08/09/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,390,000  
**Median House Price**  
June quarter 2018: \$1,517,500

## Comparable Properties



**57 Mitchell St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,538,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx



**30 Lawson St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$1,517,500  
**Method:** Private Sale  
**Date:** 07/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 629 sqm approx



**20 Lawson St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx