

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

6/148 TUCKER ROAD BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$485,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$951,500

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

102/11 CLAIRE STREET MCKINNON VIC 3204	\$520,000	22-Mar-23
11/60-66 PATTERSON ROAD BENTLEIGH VIC 3204	\$510,000	12-May-24
106/27 JASPER ROAD BENTLEIGH VIC 3204	\$510,000	22-Apr-24

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 6 months.

This Statement of Information was prepared on: 26 June 2024

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**102/11 CLAIRE STREET MCKINNON
 VIC 3204**

 2  1  1

Sold Price

\$520,000

Sold Date

22-Mar-23

Distance

1.45km



**11/60-66 PATTERSON ROAD
 BENTLEIGH VIC 3204**

 2  1  1

Sold Price

\$510,000

Sold Date

12-May-24

Distance

1.63km



**106/27 JASPER ROAD BENTLEIGH
 VIC 3204**

 2  1  1

Sold Price

Sold Date

22-Apr-24

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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