

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$520,000

### 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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