

#### Property offered for sale

Address: 192 Tucker Road Bentleigh

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,900,000 & \$2,050,000

#### Median sale price

Median price: \$1,440,500 House Suburb: Bentleigh  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 5 Smith St BENTLEIGH

3 2 2

Step into a world of vintage verve with this elevated single level 3 bedroom 2 bathroom 1970s classic. Superbly spacious for

**Sold by Auction \$1,968,500**  
**Date Sold May 2017**  
**Land 674 SqM**



#### 32 Wright St BENTLEIGH

On a beautiful 766sqm approx backing onto the stunning Allnutt Park, this premier piece of land is an exceptionally rare

**Sold by Auction \$2,050,000**  
**Date Sold May 2017**  
**Land 766 SqM**



#### 20 Bent St BENTLEIGH

4 2 2

Please note all enquiries must have a contact phone number This is one of the last development sites left in the High Growth

**Sold by Auction \$1,999,000**  
**Date Sold Apr 2017**  
**Land 625 SqM**