## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 24 Tovan Akas Avenue, Bentleigh Vic 3204

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |             |      |        |           |  |
|--|-------------|-----|-------------|-----|-------------|------|--------|-----------|--|
| Range betwee   | \$2,000,000 |     | &           |     | \$2,200,000 |      |        |           |  |
| Median sale p  | rice        |     |             |     |             |      |        |           |  |
| Median price   | \$1,710,000 | Pro | operty Type | Hou | se          |      | Suburb | Bentleigh |  |
| Period - From  | 01/10/2023  | to  | 31/12/2023  |     | So          | urce | 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.

| Ade | dress of comparable property         | Price       | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1   | 100a Glencairn Av BRIGHTON EAST 3187 | \$2,170,000 | 06/12/2023   |
| 2   | 19 Bruce St BENTLEIGH 3204           | \$2,120,000 | 01/11/2023   |
| 3   | 1 Werona St BENTLEIGH 3204           | \$2,080,000 | 02/12/2023   |

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.

This Statement of Information was prepared on:

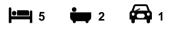
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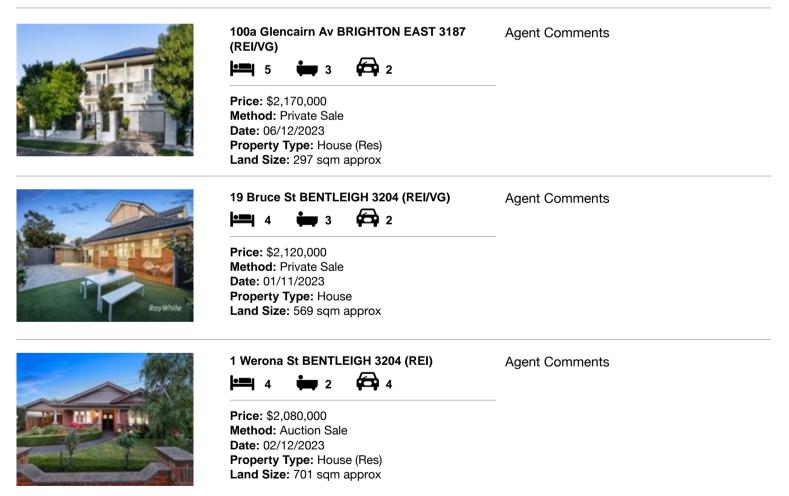
Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au





Rooms: 8 Property Type: House (Res) Land Size: 665 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2023: \$1,710,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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