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:

21/02/2024 11:58





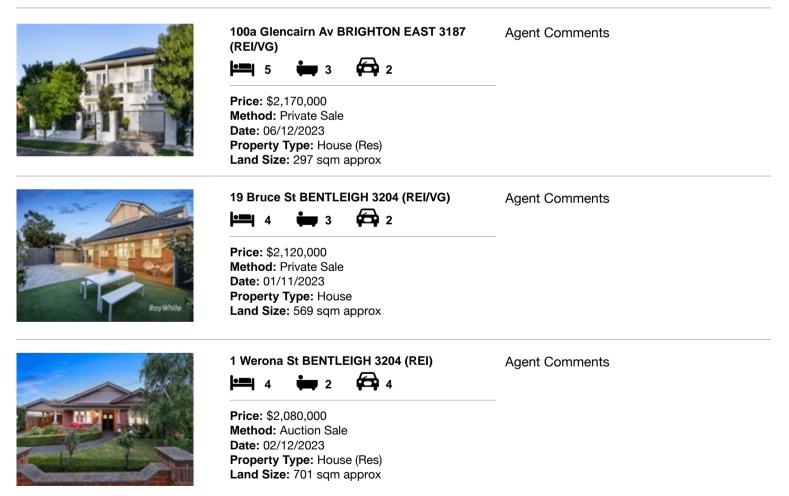
Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au





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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