

# 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

24 Tovan Akas Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Bentleigh

Period - From 01/10/2023 to 31/12/2023 Source 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.

	Address 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



**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

Agent Comments

## Comparable Properties



**100a Glencairn Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$2,170,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House (Res)

**Land Size:** 297 sqm approx



**19 Bruce St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$2,120,000

**Method:** Private Sale

**Date:** 01/11/2023

**Property Type:** House

**Land Size:** 569 sqm approx



**1 Werona St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 701 sqm approx