

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

30 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,150,000 & \$2,300,000

Median sale price

Median price \$1,672,500 Property Type House Suburb Bentleigh

Period - From 01/07/2023 to 30/09/2023 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	23 Dickens St BENTLEIGH 3204	\$2,300,000	12/09/2023
2	29 Wheatley Rd BENTLEIGH 3204	\$2,250,000	13/07/2023
3	40 Bendigo Av BENTLEIGH 3204	\$2,190,000	09/09/2023

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:

14/11/2023 11:05



Property Type: House

Agent Comments

Comparable Properties



23 Dickens St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 588 sqm approx



29 Wheatley Rd BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$2,250,000

Method: Private Sale

Date: 13/07/2023

Property Type: House (Res)

Land Size: 859 sqm approx



40 Bendigo Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$2,190,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 595 sqm approx