

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

8 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$1,862,500

Property Type House

Suburb Bentleigh

Period - From 01/10/2021

to 31/12/2021

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	38 Phillip St BENTLEIGH 3204	\$2,165,000	18/10/2021
2			
3			

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:

08/02/2022 11:02

8 Tovan Akas Avenue, Bentleigh Vic 3204

**Jellis
Craig**

Anthony Fordham
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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

December quarter 2021: \$1,862,500



 4  3  2

Rooms: 8

Property Type: House (Res)

Land Size: 629 sqm approx

Agent Comments

A grand four bedroom plus study family home on an impressive parcel of around 629 sqm is perfectly designed to simply walk into a premium lifestyle. Located in the coveted Brighton Secondary College zone. Features multiple spacious living areas, undercover alfresco entertaining, modern well equipped kitchen, stone bench tops, magnificent main bedroom suite, deep rear garden with space for a pool, secure remote garage, OSP.

Comparable Properties



38 Phillip St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,165,000

Method: Private Sale

Date: 18/10/2021

Property Type: House

Land Size: 634 sqm approx

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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