

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

10 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,910,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2021

to

30/09/2021

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	14 Ardwick St BENTLEIGH 3204	\$1,780,000	11/10/2021
2	19 Robert St BENTLEIGH 3204	\$1,737,500	04/10/2021
3	20 Dumaesq St BRIGHTON EAST 3187	\$1,700,000	02/09/2021

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:

18/10/2021 10:19

10 Tovan Akas Avenue, Bentleigh Vic 3204

Jellis Craig

Anthony Fordham
9593 4500
0408 107 514

anthonyfordham@jellisrcraig.com.au

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

September quarter 2021: \$1,910,000



4 3 2

Rooms: 6

Property Type: House

Land Size: 644m2 sqm approx

Agent Comments

Irresistible in its beautiful landscape, this gorgeous 1930s 4 bedroom 3 bathroom single level clinker brick charmer is renovated to create fresh, zoned family living, with its 2 entertaining areas, a near new stone kitchen (Emilia stove & F+P dishwasher), a private parent's wing (WIR & sublime ensuite), a sunny covered alfresco deck, a storage garage with workshop & a cute brick bungalow - ideal office. Energy efficient with solar panels & water tanks, it boasts plantation shutters, polished boards, ducted heating, R/C air cond, ceiling fans & parking (2). Close to Dendy Park.

Comparable Properties



14 Ardwick St BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$1,780,000

Method: Sold Before Auction

Date: 11/10/2021

Property Type: House (Res)

Land Size: 613 sqm approx



19 Robert St BENTLEIGH 3204 (REI)

Agent Comments

2 2 3

Price: \$1,737,500

Method: Auction Sale

Date: 04/10/2021

Property Type: House (Res)

Land Size: 585 sqm approx



20 Dumaresq St BRIGHTON EAST 3187 (REI)

Agent Comments

4 1 3

Price: \$1,700,000

Method: Private Sale

Date: 02/09/2021

Property Type: House

Land Size: 607 sqm approx

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



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