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 30 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$2,150,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$1,672,500	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress 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





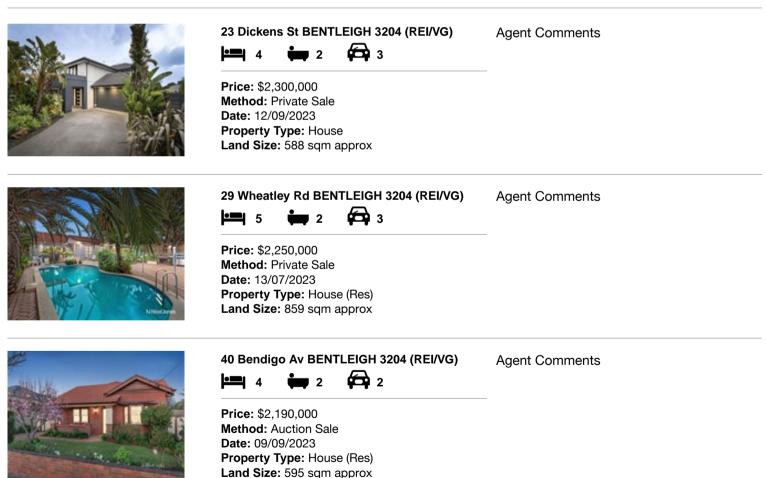
Nick Renna



Property Type: House Agent Comments 9593 4500 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,150,000 - \$2,300,000 Median House Price September quarter 2023: \$1,672,500

Comparable Properties



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



propertydata

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