

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

1f Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$735,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2020

to

30/06/2020

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	10 Werona St BENTLEIGH 3204	\$867,500	19/03/2020
2	20 Fitzroy St BENTLEIGH 3204	\$855,000	14/06/2020
3	4/22 Station Av MCKINNON 3204	\$730,000	12/05/2020

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:

20/07/2020 14:01



2
 1
 2

Property Type: Townhouse (Res)

Land Size: 166 sqm approx

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

June quarter 2020: \$735,500

Agent Comments

Superior 2 bedroom 1.5 bathroom freestanding street front townhouse. Exceptional with rich timber floors, Emporite doors and high ceilings, this quality-built abode enjoys a stylish lounge, custom stone kitchen (Asko appliances), north facing meals opening up to a covered bluestone alfresco area (strip heater), 2 generous bedrooms (BIRs) and a radiant spa bathroom. Freshly painted, it boasts security, ducted heating, air cond, instant hot water, ducted vac, new carpet and an auto garage (own drive). Footsteps to Dendy Park, District Brewer café & Bentleigh West Primary School.

Comparable Properties



10 Werona St BENTLEIGH 3204 (VG)

Agent Comments

2
 -
 -

Price: \$867,500

Method: Sale

Date: 19/03/2020

Property Type: Flat/Unit/Apartment (Res)



20 Fitzroy St BENTLEIGH 3204 (REI)

Agent Comments

2
 1
 2

Price: \$855,000

Method: Private Sale

Date: 14/06/2020

Property Type: Townhouse (Single)



4/22 Station Av MCKINNON 3204 (REI/VG)

Agent Comments

2
 2
 1

Price: \$730,000

Method: Private Sale

Date: 12/05/2020

Property Type: Townhouse (Single)