

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

1 Tovan Akas Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,760,000

&

\$1,825,000

Median sale price

Median price \$1,455,000

House

X

Unit

Suburb Bentleigh

Period - From 01/01/2018

to

31/12/2018

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	8 Leckie St BENTLEIGH 3204	\$1,801,750	01/02/2019
2	17 Lawson St BENTLEIGH 3204	\$1,640,000	12/01/2019
3	7 Twisden Rd BENTLEIGH 3204	\$1,638,000	27/10/2018

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



8 Leckie St BENTLEIGH 3204 (REI)

Agent Comments

 5  3  2

Price: \$1,801,750

Method: Private Sale

Date: 01/02/2019

Rooms: -

Property Type: House

Land Size: 700 sqm approx



17 Lawson St BENTLEIGH 3204 (REI)

Agent Comments

 5  3  3

Price: \$1,640,000

Method: Private Sale

Date: 12/01/2019

Rooms: 7

Property Type: House

Land Size: 661 sqm approx



7 Twisden Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,638,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 696.70 sqm approx