

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

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	Hou	ıse 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.

Ad	dress 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.

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





Generated: 11/02/2019 17:01

woodards **M**

Vicki Pollard 03 9557 5500 0439 655 727 vpollard@woodards.com.au

Indicative Selling Price \$1,760,000 - \$1,825,000 **Median House Price** Year ending December 2018: \$1,455,000



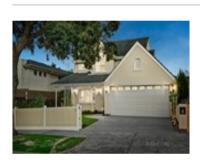


Rooms:

Property Type: House Land Size: 694 sqm approx

Agent Comments

Comparable Properties



8 Leckie St BENTLEIGH 3204 (REI)

-5







Price: \$1.801.750 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: House Land Size: 700 sqm approx

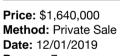
17 Lawson St BENTLEIGH 3204 (REI)

--- 5









Rooms: 7

Property Type: House Land Size: 661 sqm approx

7 Twisden Rd BENTLEIGH 3204 (REI/VG)







Agent Comments

Agent Comments

Agent Comments



Price: \$1,638,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: House (Res) Land Size: 696.70 sqm approx

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





Generated: 11/02/2019 17:01