

# 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

2/1d Tovan Akas Avenue, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$969,000

### Median sale price

Median price

\$1,675,000

Property Type

House

Suburb

Bentleigh

Period - From

01/07/2024

to

30/09/2024

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	3/47 South Av BENTLEIGH 3204	\$980,000	27/11/2024
2	2/743 Nepean Hwy BRIGHTON EAST 3187	\$1,000,000	07/09/2024
3	2/37 Paschal St BENTLEIGH 3204	\$965,000	10/08/2024

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:

28/11/2024 10:19



3   2   1

Property Type: Townhouse (Res)

Indicative Selling Price

\$969,000

Median House Price

September quarter 2024: \$1,675,000

## Comparable Properties



3/47 South Av BENTLEIGH 3204 (REI)

Agent Comments

3   2   1

Price: \$980,000  
Method: Private Sale  
Date: 27/11/2024  
Property Type: Townhouse (Single)



2/743 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

3   2   1

Price: \$1,000,000  
Method: Auction Sale  
Date: 07/09/2024  
Property Type: Townhouse (Res)



2/37 Paschal St BENTLEIGH 3204 (REI/VG)

Agent Comments

3   1   1

Price: \$965,000  
Method: Auction Sale  
Date: 10/08/2024  
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500