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	2b Tovan Akas Avenue, Bentleigh VIC 3204

Indicative selling price

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

Single price	$1,659,000

Median sale price

Median price	$947,000	Property Type	Unit	Suburb	Bentleigh
Period - From	23/08/2024	to	22/02/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
17a Vunabere Av BENTLEIGH 3204	$1,550,000	07/12/2024
9a Marriot Rd BENTLEIGH 3204	$1,690,000	14/11/2024
9b Marquis Rd BENTLEIGH 3204	$1,680,000	26/10/2024

This Statement of Information was prepared on: 23/02/2025