

# 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

4 Becket Avenue, Bentleigh East Vic 3165

### Indicative selling price

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

Range between

\$850,000

&

\$900,000

### Median sale price

Median price

\$1,182,500

Property Type

Unit

Suburb

Bentleigh East

Period - From

01/07/2020

to

30/09/2020

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	1/14 Milford St BENTLEIGH EAST 3165	\$950,000	26/10/2020
2	1/43 Richard St BENTLEIGH EAST 3165	\$875,000	18/08/2020
3	2/18 Cecil St BENTLEIGH EAST 3165	\$865,000	21/10/2020

**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:

11/01/2021 17:39



**Property Type:** Townhouse  
(Single)

**Land Size:** 300 sqm approx

**Agent Comments**

Impeccable 3 bedroom single level residence with loads of welcoming space. Greeted by a rose garden, it enjoys 3 big bedrooms (BIRs, main - large WIR & radiant semi ensuite), separate toilet, a Blackwood kitchen overlooking the vast open plan living & dining area; and an easy-care paved courtyard garden. With northern light filtering through, this idyllic abode is complete with ducted heating, air cond, new carpet, security doors and an auto garage. On the edge of the Centre Road shops, walk to buses, parks, GESAC & schools.

## Comparable Properties



**1/14 Milford St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$950,000

**Method:** Private Sale

**Date:** 26/10/2020

**Property Type:** House



**1/43 Richard St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$875,000

**Method:** Private Sale

**Date:** 18/08/2020

**Property Type:** House

**Land Size:** 370 sqm approx



**2/18 Cecil St BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$865,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** Townhouse (Single)