Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

Range between \$850,000 & \$900,000	Range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$1,182,500	Pro	perty Type Ur	it		Suburb	Bentleigh East
Period - From	01/07/2020	to	30/09/2020	So	urce	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

Add	dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

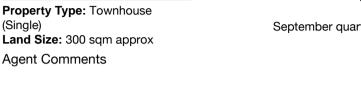
This Statement of Information was prepared on:	11/01/2021 17:39





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Indicative Selling Price \$850,000 - \$900,000 **Median Unit Price** September quarter 2020: \$1,182,500





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)

Price: \$950,000

Method: Private Sale Date: 26/10/2020 Property Type: House Agent Comments



1/43 Richard St BENTLEIGH EAST 3165 (REI)

Price: \$875,000 Method: Private Sale Date: 18/08/2020 Property Type: House Land Size: 370 sqm approx Agent Comments



2/18 Cecil St BENTLEIGH EAST 3165 (REI)

Price: \$865.000 Method: Private Sale Date: 21/10/2020

Property Type: Townhouse (Single)

Agent Comments





Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604