

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 307/24 Becket Avenue, BENTLEIGH EAST 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between **\$380,000** & **\$410,000**

Median sale price

Median price \$ 490,000 Property type UNIT Suburb Bentleigh East
Period - From 1st Aug 2022 to 31 July 2023 Source REA

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
1 205/24 Becket Avenue, Bentleigh East	\$ 380,000	09 June 2023
2 111/24 Becket Avenue, Bentleigh East	\$ 380,500	23 March 2023
3 207/53 Browns Avenue, Bentleigh East	\$ 407,500	13 July 2023

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: 5th September 2023