

# 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

308/24 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

\$350,000

&

\$385,000

### Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Bentleigh East

Period - From

31/01/2021

to

30/01/2022

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	209/11 Bent St BENTLEIGH 3204	\$440,000	03/11/2021
2	4/22 Vickery St BENTLEIGH 3204	\$360,000	24/12/2021
3			

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:

31/01/2022 14:55

308/24 Becket Avenue, Bentleigh East Vic 3165



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**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

31/01/2021 - 30/01/2022: \$750,000



**Property Type:**

Strata/Unit/Apartment

Agent Comments

## Comparable Properties

**209/11 Bent St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 03/11/2021

**Rooms:** 2

**Property Type:** Apartment



**4/22 Vickery St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$360,000

**Method:** Private Sale

**Date:** 24/12/2021

**Property Type:** Apartment

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.

**Account** - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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