

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

205/24 BECKET AVENUE BENTLEIGH EAST VIC 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

Unit

Suburb

Bentleigh East

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

111/24 BECKET AVENUE BENTLEIGH EAST VIC 3165	\$380,500	22-Mar-23
2/113 TUCKER ROAD BENTLEIGH VIC 3204	\$407,000	14-Feb-23
7/22 VICKERY STREET BENTLEIGH VIC 3204	\$360,000	07-Apr-23

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 6 months.

This Statement of Information was prepared on: 26 May 2023


**111/24 BECKET AVENUE
BENTLEIGH EAST VIC 3165**
 1
  1
  1

 Sold Price **\$380,500** Sold Date **22-Mar-23**

 Distance **0km**

**2/113 TUCKER ROAD BENTLEIGH
VIC 3204**
 1
  1
  1

 Sold Price **\$407,000** Sold Date **14-Feb-23**

 Distance **0.65km**

**7/22 VICKERY STREET BENTLEIGH
VIC 3204**
 1
  1
  1

 Sold Price **\$360,000** Sold Date **07-Apr-23**

 Distance **1.48km**

RS = Recent sale UN = Undisclosed Sale

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