

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

215/24 Becket Avenue, Bentleigh East Vic 3165

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$530,000

Median sale price

Median price

\$651,750

Property Type

Unit

Suburb

Bentleigh East

Period - From

25/07/2022

to

24/07/2023

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	114/16 Bent St BENTLEIGH 3204	\$525,000	18/04/2023
2	2/625 Centre Rd BENTLEIGH EAST 3165	\$521,000	23/03/2023
3	302/665 Centre Rd BENTLEIGH EAST 3165	\$520,000	15/02/2023

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:

25/07/2023 11:32

215/24 Becket Avenue, Bentleigh East Vic 3165



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Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000

Median Unit Price
25/07/2022 - 24/07/2023: \$651,750

Comparable Properties



114/16 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 18/04/2023
Property Type: Apartment



2/625 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 1

Price: \$521,000
Method: Auction Sale
Date: 23/03/2023
Property Type: Apartment



302/665 Centre Rd BENTLEIGH EAST 3165 (VG)

Agent Comments

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Price: \$520,000
Method: Sale
Date: 15/02/2023
Property Type: Strata Unit/Flat

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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