



## Statement of Information

# Single residential property located within Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale: 115/24 Becket Ave, Bentleigh East

### Indicative selling price

Price : 

\$600,000 - \$630,000
--------------------------

 Private Sale  
Negotiable

### Median sale price

Median price 

\$898,000
-----------

 | Unit 

x
---

 | Suburb or locality 

Bentleigh East
----------------

Period - From 

01/06/2021
------------

 to 

01/09/2021
------------

 | Source 

CoreLogic – RP Data
---------------------

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six (to 12~) months that the estate agent or agent's representative considers to be most comparable to the property for sale. (~Where data is not available for 6 months, 12 months info has been advised)

	Address of comparable property	Price	Date of sale
1	5/25 Nicholson Street, Bentleigh	\$640,000	29/09/2021
2	102/79 Mitchell Street, Bentleigh	\$660,000	14/06/2021
3	102/669 Centre Road, Bentleigh East	\$630,000	19/05/2021

- Some of the properties presented here, are similar, comparable properties that are to be found in the Bentleigh East, and have recently sold, with similar features.
- This property is unique in building size, orientation, and block size.

This statement of information was prepared on:

18/10/2021
------------