

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

201/24 Becket Avenue, Bentleigh East, VIC 3165

INDICATIVE SELLING PRICE

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

Single Price \$550,000

MEDIAN SALE PRICE

Median price \$600,000 | Unit | Bentleigh East (3165)

Period - From 1 October 2017 to 31 December 2017 | Source - Pricefinder

COMPARABLE PROPERTY SALES

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
203/650 CENTRE RD, BENTLEIGH EAST, VIC 3165	\$586,000	09/12/2017
301/24 BECKET AVENUE, BENTLEIGH EAST VIC 3165	\$609,000	21/04/2018
6/259 EAST BOUNDARY RD, BENTLEIGH EAST, VIC 3165	\$525,000	01/12/2017