

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

4/21 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$818,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2019

to

31/12/2019

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	10/207-209 Centre Rd BENTLEIGH 3204	\$505,000	09/10/2019
2	1/22 Vickery St BENTLEIGH 3204	\$490,000	29/11/2019
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:

04/03/2020 15:20



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Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

December quarter 2019: \$818,500

Comparable Properties



10/207-209 Centre Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$505,000

Method: Sold Before Auction

Date: 09/10/2019

Property Type: Apartment



1/22 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  1  1

Price: \$490,000

Method: Sold Before Auction

Date: 29/11/2019

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.