

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

7/22 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Single price

\$388,000

Median sale price

Median price

\$1,023,500

Property Type

Unit

Suburb

Bentleigh

Period - From

01/10/2022

to

31/12/2022

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	106/16 Bent St BENTLEIGH 3204	\$375,000	20/01/2023
2	210/16 Bent St BENTLEIGH 3204	\$370,000	10/01/2023
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:

08/03/2023 12:09



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$388,000

Median Unit Price

December quarter 2022: \$1,023,500

Comparable Properties



106/16 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 1  1  1

Price: \$375,000

Method: Private Sale

Date: 20/01/2023

Property Type: Apartment

210/16 Bent St BENTLEIGH 3204 (REI/VG)

Agent Comments

 1  1  1

Price: \$370,000

Method: Private Sale

Date: 10/01/2023

Rooms: 2

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.

Account - Barry Plant | P: 03 9586 0500