

# 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

3/23 Vickery Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$976,000 Property Type Unit Suburb Bentleigh

Period - From 18/03/2021 to 17/03/2022 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		
2		
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: 18/03/2022 11:01

3/23 Vickery Street, Bentleigh Vic 3204

**Jellis  
Craig**

Anthony Fordham  
9593 4500  
0408 107 514

anthonyfordham@jellisrcraig.com.au

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

18/03/2021 - 17/03/2022: \$976,000



 2  1  1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

Tucked away in private tranquility, this lovely and light 2 bedroom plus study rear villa is right in the heart of Bentleigh. Perfectly located in the McKinnon Secondary College zone, this idyllic retreat enjoys a delightful entry foyer, a spacious living room, a brand new subway-tiled stone kitchen/meals area with stylish new appliances; 2 double bedrooms (built in robes), a private study, a sparkling bathroom and powder room with bonus second shower rose. The rear unit of only three in a tropical garden courtyard with scope to reinvent the space for alfresco living.

## Comparable Properties

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 - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.