

# 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

2/23 Elizabeth Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$450,000 & \$480,000

### Median sale price

Median price \$1,100,000 Property Type Unit Suburb Bentleigh East

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	1/22 Vickery St BENTLEIGH 3204	\$490,000	29/11/2019
2	2/22 Vickery St BENTLEIGH 3204	\$460,000	07/09/2019
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:

25/02/2020 10:52



**Property Type:** Apartment

Agent Comments

Appealing ground floor 2 bedroom security apartment featuring a wide foyer with storage, lovely living & dining room opening to the shady alfresco courtyard garden; tasteful kitchen, slate bathroom/laundry, separate toilet, timber style floors & secure car park. A stone's throw to Centre Rd's dining scene, walk to supermarket, bus, gym, parks & Tucker Rd PS.

## Comparable Properties



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

Agent Comments



**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 29/11/2019

**Property Type:** Apartment



**2/22 Vickery St BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Auction Sale

**Date:** 07/09/2019

**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.