

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

4/22 Vickery Street, Bentleigh Vic 3204

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000

&

\$352,000

Median sale price

Median price \$1,112,500

House

Unit

X

Suburb Bentleigh

Period - From 01/10/2017

to

31/12/2017

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	6/259 east boundary Rd BENTLEIGH EAST 3165	\$385,000	16/03/2018
2	7/32 Newham Gr ORMOND 3204	\$382,000	08/03/2018
3	206/24 Becket Av BENTLEIGH EAST 3165	\$355,000	13/12/2017

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.



Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$320,000 - \$352,000
Median Unit Price
December quarter 2017: \$1,112,500

Comparable Properties



6/259 east boundary Rd BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$385,000
Method: Sold Before Auction
Date: 16/03/2018
Rooms: -
Property Type: Apartment



7/32 Newham Gr ORMOND 3204 (REI)

Agent Comments



Price: \$382,000
Method: Auction Sale
Date: 08/03/2018
Rooms: -
Property Type: Flat



206/24 Becket Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$355,000
Method: Sold Before Auction
Date: 13/12/2017
Rooms: 2
Property Type: Apartment