

#### 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	4/22 Vickery Street, Bentleigh Vic 3204
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$320,000	&	\$352,000
Range between	\$320,000	&	\$352,000

#### Median sale price

Median price	\$1,112,500	Hou	se	Unit	х		Suburb	Bentleigh
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

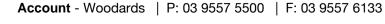
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# 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

#### OR

3

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.







206/24 Becket Av BENTLEIGH EAST 3165

\$355,000

13/12/2017

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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)







Price: \$385.000

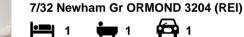
Method: Sold Before Auction

Date: 16/03/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 









Price: \$382,000 Method: Auction Sale Date: 08/03/2018

Rooms: -

Property Type: Flat

**Agent Comments** 



206/24 Becket Av BENTLEIGH EAST 3165

(REI/VG)







Price: \$355,000

Method: Sold Before Auction

Date: 13/12/2017

Rooms: 2

Property Type: Apartment

**Agent Comments** 

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

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