

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

1/22 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$871,000

Property Type Unit

Suburb Bentleigh

Period - From 01/07/2019

to 30/09/2019

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	7/10 Ormond Rd ORMOND 3204	\$483,000	17/08/2019
2	6/7 Wild Cherry Rd ORMOND 3204	\$480,000	12/10/2019
3	2/22 Vickery St BENTLEIGH 3204	\$460,000	07/09/2019

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:

04/11/2019 14:08

1/22 Vickery Street, Bentleigh Vic 3204

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Classic modern 2 bedroom apartment featuring a well-equipped kitchen (gas stove), 2 large bedrooms (BIRs), sun splashed living, balcony, modern bathroom/laundry and undercover parking. Close to Centre Rd shops, train, buses & eateries, in the McKinnon Secondary College zone.

Indicative Selling Price

\$440,000 - \$484,000

Median Unit Price

September quarter 2019: \$871,000

Classic modern 2 bedroom apartment featuring a well-equipped kitchen (gas stove), 2 large bedrooms (BIRs), sun splashed living, balcony, modern bathroom/laundry and undercover parking. Close to Centre Rd shops, train, buses & eateries, in the McKinnon Secondary College zone.

Comparable Properties



7/10 Ormond Rd ORMOND 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$483,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Apartment



6/7 Wild Cherry Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment



2/22 Vickery St BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



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.