

# 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

6/21 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 \$482,000 & \$510,000

### Median sale price

Median price \$659,500 Property Type Unit Suburb Bentleigh

Period - From 09/02/2021 to 08/02/2022 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	7/6 Brentwood St BENTLEIGH 3204	\$510,000	07/11/2021
2	3/25 Vickery St BENTLEIGH 3204	\$505,000	01/10/2021
3	2/74 Bendigo Av BENTLEIGH 3204	\$499,000	17/01/2022

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:

09/02/2022 20:47

6/21 Vickery Street, Bentleigh Vic 3204

**Jellis  
Craig**

Anthony Fordham

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**Indicative Selling Price**

\$482,000 - \$510,000

**Median Unit Price**

09/02/2021 - 08/02/2022: \$659,500



2 1 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Vibrant 2 bedroom 1st floor apartment soaking up the bright and cheery vibes of the local cosmopolitan lifestyle, enjoying an inviting entry hall, a light-filled living and dining area with a charming balcony, a contemporary eat-in kitchen, 2 lovely bedrooms with built-in robes, a glistening bathroom/laundry and a separate toilet. Radiant in morning sunshine, this delightful retreat is complete with reverse cycle heating / air conditioning, new carpet and undercover parking. A hop, skip and jump to a thriving retail and cafe precinct, Bentleigh station, and within the McKinnon Zone.

## Comparable Properties



**7/6 Brentwood St BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 07/11/2021

**Property Type:** Apartment

**3/25 Vickery St BENTLEIGH 3204 (VG)**

**Agent Comments**

2 - -

**Price:** \$505,000

**Method:** Sale

**Date:** 01/10/2021

**Property Type:** Strata Unit/Flat



**2/74 Bendigo Av BENTLEIGH 3204 (REI)**

**Agent Comments**

2 1 1

**Price:** \$499,000

**Method:** Private Sale

**Date:** 17/01/2022

**Property Type:** Apartment

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



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