

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

2/22 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$716,000

House

Unit

X

Suburb

Bentleigh

Period - From

01/04/2019

to

30/06/2019

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	6/22 Walsh St ORMOND 3204	\$437,000	16/05/2019
2	8/37 Gilbert Gr BENTLEIGH 3204	\$430,000	05/06/2019
3	201/481 South Rd BENTLEIGH 3204	\$425,000	19/06/2019

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.

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Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
June quarter 2019: \$716,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



6/22 Walsh St ORMOND 3204 (REI)

Agent Comments



Price: \$437,000
Method: Private Sale
Date: 16/05/2019
Rooms: -
Property Type: Apartment



8/37 Gilbert Gr BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 05/06/2019
Rooms: -
Property Type: Apartment
Land Size: 1553 sqm approx



201/481 South Rd BENTLEIGH 3204 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 19/06/2019
Rooms: -
Property Type: Apartment