

# 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

6/14 Vickery Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$850,000

Property Type

Unit

Suburb

Bentleigh

Period - From

01/04/2024

to

30/06/2024

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	2/25 Nicholson St BENTLEIGH 3204	\$710,000	21/09/2024
2	13/15 Vickery St BENTLEIGH 3204	\$730,000	10/09/2024
3	3/15 Vickery St BENTLEIGH 3204	\$711,000	26/08/2024

**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:

03/10/2024 16:13

6/14 Vickery Street, Bentleigh Vic 3204

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

June quarter 2024: \$850,000



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/25 Nicholson St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 21/09/2024

**Property Type:** Apartment



**13/15 Vickery St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 10/09/2024

**Property Type:** Apartment



**3/15 Vickery St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$711,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Apartment

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



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