

## 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

108/15 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) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 6 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

207/15 Hamilton Street Bentleigh VIC 3204	\$670,000	05-Feb-21
102/79 Mitchell Street Bentleigh VIC 3204	\$660,000	14-Jun-21
110/79 Mitchell Street Bentleigh VIC 3204	\$720,000	09-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 05 July 2021



**207/15 Hamilton Street Bentleigh VIC 3204**

Sold Price

**\$670,000**

Sold Date

**05-Feb-21**

 2  2  1

Distance

**0.26km**



**102/79 Mitchell Street Bentleigh VIC 3204**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**14-Jun-21**

 2  2  1

Distance

**0.37km**



**110/79 Mitchell Street Bentleigh VIC 3204**

Sold Price

**\$720,000**

Sold Date

**09-Jan-21**

 2  2  1

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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