

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

5/15 VICKERY STREET BENTLEIGH VIC 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$954,000

Property type

Unit

Suburb

Bentleigh

Period-from

01 Jun 2021

to

31 May 2022

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

2/32 MAVHO STREET BENTLEIGH VIC 3204	\$828,000	25-Jun-21
1/19 LILLIMUR ROAD ORMOND VIC 3204	\$774,000	13-Mar-21
6/39 MAVHO STREET BENTLEIGH VIC 3204	\$754,000	26-Feb-22

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: 02 June 2022


2/32 MAVHO STREET BENTLEIGH VIC 3204

Sold Price

\$828,000

Sold Date

25-Jun-21
 2  2  1

Distance

-


1/19 LILLIMUR ROAD ORMOND VIC 3204

Sold Price

\$774,000

Sold Date

13-Mar-21
 2  2  1

Distance

-

Notes from your agent

quoted \$560-\$610K


6/39 MAVHO STREET BENTLEIGH VIC 3204

Sold Price

\$754,000

Sold Date

26-Feb-22
 2  2  2

Distance

0.48km

106/270B MCKINNON ROAD MCKINNON VIC 3204

Sold Price

\$749,000

Sold Date

17-Jan-22
 2  2  -

Distance

0.65km

4/12 FRANCESCO STREET BENTLEIGH EAST VIC 3165

Sold Price

\$860,000

Sold Date

17-Aug-21
 2  2  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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