# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 5/14 Vickery Street, Bentleigh Vic 3204

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$789,950

#### Median sale price

Median price	\$858,000	Pro	perty Type Unit	:		Suburb	Bentleigh
Period - From	01/01/2024	to	31/12/2024	Sou	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4/22 Station Av MCKINNON 3204	\$758,000	05/12/2024
2	6/14 Vickery St BENTLEIGH 3204	\$785,000	19/11/2024
3	1/47 Wheeler St ORMOND 3204	\$788,000	26/10/2024

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:

29/01/2025 15:53





Kon Galitos 9593 4500 0414 902 680 kongalitos



**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$789,950 Median Unit Price Year ending December 2024: \$858,000

# **Comparable Properties**



4/22 Station Av MCKINNON 3204 (REI)

Price: \$758,000 Method: Private Sale Date: 05/12/2024 Property Type: Townhouse (Single)

6/14 Vickery St BENTLEIGH 3204 (REI/VG)

 Agent Comments

Agent Comments

Agent Comments

Price: \$785,000 Method: Private Sale Date: 19/11/2024 Property Type: Townhouse (Single)



1/47 Wheeler St ORMOND 3204 (REI/VG)

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Price: \$788,000 Method: Auction Sale Date: 26/10/2024 Property Type: Townhouse (Res)

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



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