

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

6/19 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bentleigh

Period - From 26/08/2023

to 25/08/2024

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	201/650 Centre Rd BENTLEIGH EAST 3165	\$640,000	22/06/2024
2	206/15 Vickery St BENTLEIGH 3204	\$635,000	15/06/2024
3	9/25 Nicholson St BENTLEIGH 3204	\$640,000	30/04/2024

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:

26/08/2024 17:25

6/19 Vickery Street, Bentleigh Vic 3204

**Jellis
Craig**

Aqil Saibo

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Indicative Selling Price

\$635,000

Median Unit Price

26/08/2023 - 25/08/2024: \$850,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



201/650 Centre Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 2  2  1

Price: \$640,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit



206/15 Vickery St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$635,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit



9/25 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments

 2  2  1

Price: \$640,000

Method: Auction Sale

Date: 30/04/2024

Property Type: Apartment

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



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