## 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 8/15 Vickery Street, Bentleigh Vic 3204

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	\$650,000		&		\$700,000				
Median sale price									
Median price	\$854,000	Pro	operty Type	Unit			Suburb	Bentleigh	
Period - From	01/04/2024	to	31/03/2025		So	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 sixmonths 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	209/15 Vickery St BENTLEIGH 3204	\$625,000	31/03/2025
2	2/15 Vickery St BENTLEIGH 3204	\$710,000	09/11/2024
3			

OR

**B**<sup>\*</sup> 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:

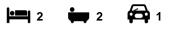
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Gavin van Rooven





Property Type: Apartment

9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending March 2025: \$854,000

# **Comparable Properties**

209/15 Vickery St BENTLEIGH 3204 (REI) 2 2 2 1 Price: \$625,000 Method: Private Sale Date: 31/03/2025 Property Type: Apartment	Agent Comments
2/15 Vickery St BENTLEIGH 3204 (REI/VG) 2 2 2 1 Price: \$710,000 Method: Auction Sale Date: 09/11/2024 Property Type: Apartment	Agent Comments

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.

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



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