

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

5/14 Vickery Street, Bentleigh Vic 3204

Indicative selling price

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

Single price \$789,950

Median sale price

Median price \$858,000

Property Type Unit

Suburb Bentleigh

Period - From 01/01/2024

to 31/12/2024

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	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



2 2 1

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)

Agent Comments

2 2 1

Price: \$758,000

Method: Private Sale

Date: 05/12/2024

Property Type: Townhouse (Single)



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

Agent Comments

2 2 1

Price: \$785,000

Method: Private Sale

Date: 19/11/2024

Property Type: Townhouse (Single)



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

Agent Comments

2 2 1

Price: \$788,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)

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