

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

266 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2023

to

30/06/2023

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	6 Prestbury Dr VERMONT SOUTH 3133	\$1,600,000	17/06/2023
2	9 Beacon St VERMONT SOUTH 3133	\$1,550,000	01/04/2023
3	3 Remy Ct VERMONT SOUTH 3133	\$1,520,000	18/06/2023

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:

16/08/2023 11:46



 4  2  2

Property Type: House (Res)

Land Size: 744 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2023: \$1,550,000

Comparable Properties



6 Prestbury Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 585 sqm approx



9 Beacon St VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,550,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 665 sqm approx



3 Remy Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,520,000

Method: Sold Before Auction

Date: 18/06/2023

Property Type: House (Res)

Land Size: 808 sqm approx