

# 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

4/4 Short Street, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$528,000

### Median sale price

Median price \$806,000

Property Type Unit

Suburb Vermont

Period - From 01/04/2022

to 31/03/2023

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	1/24 Creek Rd MITCHAM 3132	\$545,000	21/01/2023
2	2/517 Mitcham Rd VERMONT 3133	\$515,000	15/02/2023
3	6/84 Mount Pleasant Rd NUNAWADING 3131	\$487,000	11/02/2023

**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:

14/06/2023 23:00



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**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median Unit Price**  
Year ending March 2023: \$806,000

## Comparable Properties



**1/24 Creek Rd MITCHAM 3132 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 21/01/2023  
**Property Type:** Unit



**2/517 Mitcham Rd VERMONT 3133 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$515,000  
**Method:** Sold Before Auction  
**Date:** 15/02/2023  
**Property Type:** Unit



**6/84 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$487,000  
**Method:** Auction Sale  
**Date:** 11/02/2023  
**Property Type:** Unit  
**Land Size:** 82 sqm approx

**Account - O'Brien Real Estate Vermont | P: 03 9087 1087**