

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 201/1 Charlnet Drive, Vermont South Vic 3133

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$708,750 Property Type Unit Suburb Vermont South

Period - From 22/08/2023 to 21/08/2024 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	G06/1 Charlnet Dr VERMONT SOUTH 3133	\$545,000	31/05/2024
2	104/1 Charlnet Dr VERMONT SOUTH 3133	\$590,000	17/06/2024
3	107/5 Stanley Rd VERMONT SOUTH 3133	\$600,000	11/04/2024

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: 22/08/2024 13:35



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$575,000

Median Unit Price

22/08/2023 - 21/08/2024: \$708,750

Comparable Properties

G06/1 Charlnet Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 2  2  1

Price: \$545,000

Method:

Date: 31/05/2024

Property Type: Apartment



104/1 Charlnet Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 2  2  2

Price: \$590,000

Method: Private Sale

Date: 17/06/2024

Property Type: Apartment

107/5 Stanley Rd VERMONT SOUTH 3133 (VG)

Agent Comments

 2  -  -

Price: \$600,000

Method: Sale

Date: 11/04/2024

Property Type: Subdivided Flat - Single OYO Flat

Account - Barry Plant | P: 03 9842 8888