

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

2/51 BORONIA ROAD VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,900

Property type

Unit

Suburb

Vermont

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

1/9 LUCERNE STREET VERMONT VIC 3133	\$890,000	09-Oct-24
4/3 HALLS PARADE MITCHAM VIC 3132	\$875,000	20-Sep-24
14 PHILIP STREET VERMONT VIC 3133	\$883,000	03-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 14 October 2024



1/9 LUCERNE STREET VERMONT VIC 3133

Sold Price

^{RS} \$890,000 ^{UN}

Sold Date 09-Oct-24

3 1 1

Distance 0.33km



4/3 HALLS PARADE MITCHAM VIC 3132

Sold Price

^{RS} \$875,000 ^{UN}

Sold Date 20-Sep-24

3 1 2

Distance 1.35km



14 PHILIP STREET VERMONT VIC 3133

Sold Price

^{RS} \$883,000

Sold Date 03-Aug-24

3 2 2

Distance 0.45km

RS = Recent sale

UN = Undisclosed Sale

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