# 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
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### 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 rang betwee		\$860,000	&	\$910,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$1,052,900	Prop	erty type	Unit		Suburb	Vermont		
Period-from	01 Oct 2023	to	30 Sep 2	024	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



consumer.vic.gov.au



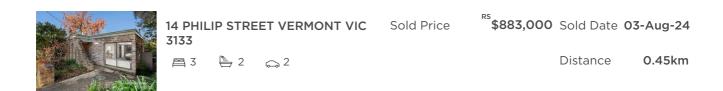
Paul Leydin M 0408 741 237 E paul.leydin@noeljones.com.au



	1/9 LUCERNE STREET VERMONT VIC 3133		Sold Price	<sup>RS</sup> \$890,000 <sup>UN</sup>	Sold Date	09-Oct-24	
relogie	<b>a</b> 3	) () ()	⇔ 1			Distance	0.33km



4/3 HA 3132	LLS PAI	RADE MITCHAM VIC	Sold Price	<sup>RS</sup> \$875,000 <sup>UN</sup>	Sold Date	20-Sep-24
₿ 3	1 🖳	⇔ 2			Distance	1.35km



RS = Recent sale UN = Undisclosed Sale

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