

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

10 Ellad Close, Vermont Vic 3133

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,302,000

Property Type House

Suburb Vermont

Period - From 01/07/2023

to

30/09/2023

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	18 Manhattan Sq VERMONT 3133	\$1,325,000	20/07/2023
2	95 Husband Rd FOREST HILL 3131	\$1,221,000	19/08/2023
3			

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:

17/10/2023 17:31



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2023: \$1,302,000

Comparable Properties



18 Manhattan Sq VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,325,000
Method: Private Sale
Date: 20/07/2023
Property Type: House
Land Size: 560 sqm approx



95 Husband Rd FOREST HILL 3131 (REI)

Agent Comments

 4  1  1

Price: \$1,221,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 588 sqm approx

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.

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