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	25 Centre Road, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,252,000	Pro	perty Type	House		Suburb	Vermont
Period - From	01/07/2024	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Caroben Av VERMONT 3133	\$1,152,000	26/11/2024
2	48 Lusk Dr VERMONT 3133	\$1,200,000	14/09/2024
3	108 Boronia Rd VERMONT 3133	\$1,186,000	06/08/2024

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:	13/12/2024 08:15







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Rooms: 5

Property Type: House

Land Size: 597.861 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2024: \$1,252,000

Comparable Properties



1 Caroben Av VERMONT 3133 (REI)

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Price: \$1,152,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 538 sqm approx **Agent Comments**



48 Lusk Dr VERMONT 3133 (REI/VG)

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Price: \$1,200,000 **Method:** Auction Sale **Date:** 14/09/2024

Property Type: House (Res) **Land Size:** 612 sqm approx

Agent Comments



108 Boronia Rd VERMONT 3133 (REI/VG)

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Price: \$1,186,000 Method: Private Sale Date: 06/08/2024 Property Type: House Land Size: 654 sqm approx Agent Comments

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





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