

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

26 Morack Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,243,500

Property Type

House

Suburb

Vermont

Period - From

24/09/2023

to

23/09/2024

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.

	Address of comparable property	Price	Date of sale
1	9 Azalea St VERMONT 3133	\$923,000	03/08/2024
2	1 Bambra Ct VERMONT 3133	\$865,000	13/07/2024
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:

24/09/2024 12:20

26 Morack Road, Vermont Vic 3133

Tim Heavyside
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2 1

Property Type: House (Res)
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
24/09/2023 - 23/09/2024: \$1,243,500

Comparable Properties



9 Azalea St VERMONT 3133 (REI)

Agent Comments

2 1 2

Price: \$923,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 315 sqm approx



1 Bambra Ct VERMONT 3133 (REI)

Agent Comments

2 1 2

Price: \$865,000
Method: Private Sale
Date: 13/07/2024
Property Type: House
Land Size: 424 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.

Account - Heavyside



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