

# 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 Holyrood Drive, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,242,500

Property Type House

Suburb Vermont

Period - From 01/10/2023

to

31/12/2023

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	23 Carinya Rd VERMONT 3133	\$1,235,000	28/10/2023
2	58 Boronia Rd VERMONT 3133	\$1,165,000	16/12/2023
3	51 Purches St MITCHAM 3132	\$1,150,000	12/08/2023

**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:

25/01/2024 15:13



**Property Type:** House  
**Land Size:** 900 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2023: \$1,242,500

## Comparable Properties



**23 Carinya Rd VERMONT 3133 (REI)**

**Agent Comments**



**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**58 Boronia Rd VERMONT 3133 (REI)**

**Agent Comments**



**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**51 Purches St MITCHAM 3132 (REI/VG)**

**Agent Comments**



**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 12/08/2023  
**Property Type:** House  
**Land Size:** 709 sqm approx