

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

12 Warwick Court, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Vermont South

Period - From

01/01/2022

to

31/12/2022

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	141 Terrara Rd VERMONT SOUTH 3133	\$1,490,000	24/11/2022
2	1 Ballina Tce VERMONT SOUTH 3133	\$1,450,000	17/02/2023
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:

25/02/2023 18:00



4 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 838 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2022: \$1,445,000

Comparable Properties



141 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,490,000
Method: Private Sale
Date: 24/11/2022
Property Type: House
Land Size: 850 sqm approx



1 Ballina Tce VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 4

Price: \$1,450,000
Method: Auction Sale
Date: 17/02/2023
Property Type: House (Res)
Land Size: 778 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.