

# 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

9 Uralla Street, Vermont Vic 3133

### Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,212,000

Property Type House

Suburb Vermont

Period - From 03/01/2022

to

02/01/2023

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	44 Lusk Dr VERMONT 3133	\$1,350,000	10/12/2022
2	32 Morack Rd VERMONT 3133	\$1,286,000	30/07/2022
3	17 Culbara Dr VERMONT 3133	\$1,280,000	11/08/2022

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:

03/01/2023 21:02



4 2 2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 03/01/2022 - 02/01/2023: \$1,212,000

## Comparable Properties



**44 Lusk Dr VERMONT 3133 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 10/12/2022  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx



**32 Morack Rd VERMONT 3133 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,286,000  
**Method:** Auction Sale  
**Date:** 30/07/2022  
**Property Type:** House (Res)  
**Land Size:** 547 sqm approx



**17 Culbara Dr VERMONT 3133 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 11/08/2022  
**Property Type:** House  
**Land Size:** 654 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**