Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Uralla Street, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,212,000	Pro	operty Type	Hou	ISE		Suburb	Vermont
Period - From	03/01/2022	to	02/01/2023		So	urce	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.

Ade	dress 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



Harcourts





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)



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



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

4



17 Culbara Dr VERMONT 3133 (REI/VG)

32 Morack Rd VERMONT 3133 (REI/VG)

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2

Agent Comments

Agent Comments

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



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