

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

30 Holyrood Drive, Vermont Vic 3133

Indicative selling price

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

Range between

\$1,290,000

&

\$1,380,000

Median sale price

Median price

\$1,291,500

Property Type

House

Suburb

Vermont

Period - From

01/10/2021

to

31/12/2021

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	6 Cosgrove St VERMONT 3133	\$1,402,000	09/10/2021
2	1 Morack Rd VERMONT 3133	\$1,401,000	17/12/2021
3	20 Culbara Dr VERMONT 3133	\$1,325,000	22/10/2021

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:

16/02/2022 18:27