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	1/22 East Road, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000 &	\$990,000
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Median sale price

Median price	\$1,272,500	Pro	perty Type	ownhouse		Suburb	Vermont South
Period - From	20/03/2023	to	19/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/71 Mcclares Rd VERMONT 3133	\$1,015,000	09/11/2023
2	9b Linsley Way WANTIRNA 3152	\$1,012,500	28/02/2024
3	4/604 Burwood Hwy VERMONT SOUTH 3133	\$975,000	03/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2024 16:57









Indicative Selling Price \$900,000 - \$990,000 **Median Townhouse Price** 20/03/2023 - 19/03/2024: \$1,272,500

Comparable Properties



2/71 Mcclares Rd VERMONT 3133 (REI/VG)

Price: \$1,015,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: Townhouse (Res) Land Size: 217 sqm approx

Agent Comments



9b Linsley Way WANTIRNA 3152 (REI)

Price: \$1,012,500 Method: Private Sale Date: 28/02/2024 Property Type: House Agent Comments



4/604 Burwood Hwy VERMONT SOUTH 3133

(REI)

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Price: \$975.000 Method: Auction Sale Date: 03/02/2024

Property Type: Townhouse (Res)

Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087



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