## 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

15 Hempstead Avenue, Vermont South Vic 3133

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |     |             |      |          |               |  |
|--|-------------|-----|-------------|-----|-------------|------|----------|---------------|--|
| Range betweer  | \$1,380,000 |     | &           |     | \$1,500,000 |      |          |               |  |
| Median sale p  | rice        |     |             |     |             |      |          |               |  |
| Median price   | \$1,485,000 | Pro | operty Type | Hou | se          |      | Suburb   | Vermont South |  |
| Period - From  | 28/01/2024  | to  | 27/01/2025  |     | So          | urce | Property | y Data        |  |

#### 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.

| Ad | dress of comparable property     | Price       | Date of sale |
|----|----------------------------------|-------------|--------------|
| 1  | 22 Minerva Cr VERMONT SOUTH 3133 | \$1,460,000 | 24/01/2025   |
| 2  | 3 Kiama CI VERMONT SOUTH 3133    | \$1,400,000 | 01/01/2025   |
| 3  | 2 Huskey Ct VERMONT SOUTH 3133   | \$1,480,000 | 30/11/2024   |

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:

28/01/2025 15:41









Property Type: House (Res) Land Size: 651 sqm approx Agent Comments

**Indicative Selling Price** \$1,380,000 - \$1,500,000 Median House Price 28/01/2024 - 27/01/2025: \$1,485,000

# **Comparable Properties**



22 Minerva Cr VERMONT SOUTH 3133 (REI) Agent Comments 2 2 л Price: \$1,460,000 Method: Private Sale Date: 24/01/2025 Property Type: House Land Size: 774 sqm approx

4



Price: \$1,400,000 Method: Private Sale Date: 01/01/2025 Property Type: House

••••

4



Land Size: 688 sqm approx



3 Kiama CI VERMONT SOUTH 3133 (REI)

2

2 5

Agent Comments

Agent Comments

Price: \$1,480,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 737 sqm approx

### Account - Barry Plant | P: 03 9803 0400



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