

# 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 50 Blanche Drive, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,252,000 Property Type House Suburb Vermont

Period - From 01/07/2024 to 30/09/2024 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	Price	Date of sale
1	1 Woodcrest Rd VERMONT 3133	\$1,150,000	20/08/2024
2	16 Coringa CI VERMONT 3133	\$1,100,000	04/08/2024
3	32 Mcclares Rd VERMONT 3133	\$1,151,000	15/07/2024

**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: 15/10/2024 18:40



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 595 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 September quarter 2024: \$1,252,000

## Comparable Properties



**1 Woodcrest Rd VERMONT 3133 (REI/VG)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 20/08/2024  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



**16 Coringa Ct VERMONT 3133 (REI/VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 04/08/2024  
**Property Type:** House  
**Land Size:** 541 sqm approx



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

Agent Comments



**Price:** \$1,151,000  
**Method:** Sold Before Auction  
**Date:** 15/07/2024  
**Property Type:** House (Res)  
**Land Size:** 528 sqm approx

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