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 42 Morack Road, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,150,000									
Median sale price										
Median price	\$1,207,500	Pro	operty Type	House			Suburb	Vermont		
Period - From	01/04/2021	to	30/06/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	13 Longbrae Av FOREST HILL 3131	\$1,150,000	06/05/2021
2	21 Woodcrest Rd VERMONT 3133	\$1,140,000	12/03/2021
3	2 Yardley Ct FOREST HILL 3131	\$1,050,000	04/03/2021

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:

05/08/2021 18:24









Property Type: House Land Size: 634 sqm approx Agent Comments Extra Off Street Parking Indicative Selling Price \$1,150,000 Median House Price June quarter 2021: \$1,207,500

Comparable Properties



13 Longbrae Av FOREST HILL 3131 (REI/VG) Agent Comments

2



Price: \$1,150,000 Method: Sold Before Auction Date: 06/05/2021 Property Type: House (Res) Land Size: 585 sqm approx

21 Woodcrest Rd VERMONT 3133 (REI/VG) Agent Comments



Price: \$1,140,000 Method: Private Sale Date: 12/03/2021 Property Type: House Land Size: 606 sqm approx

2

3

2 Yardley Ct FOREST HILL 3131 (REI/VG)



Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 04/03/2021 Rooms: 5 Property Type: House (Res) Land Size: 582 sqm approx

Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062





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