

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

42 Morack Road, Vermont Vic 3133

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,207,500

Property Type

House

Suburb

Vermont

Period - From

01/04/2021

to

30/06/2021

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.

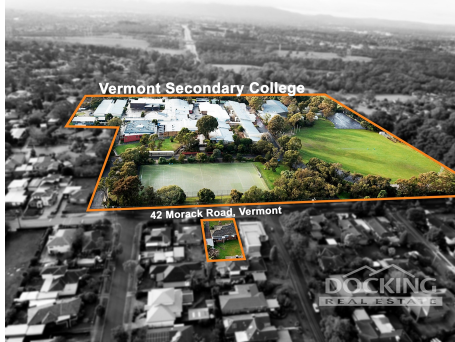
	Address of comparable property	Price	Date of sale
1	13 Longbrae Av FOREST HILL 3131	\$1,150,000	06/05/2021
2	21 Woodcrest Rd VERMONT 3133	\$1,140,000	12/03/2021
3	2 Yardley Ct FOREST HILL 3131	\$1,050,000	04/03/2021

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



3 1 1

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**

3 1 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**

3 2 2

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



2 Yardley Ct FOREST HILL 3131 (REI/VG) **Agent Comments**

3 1 2

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