

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

25 Barossa Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,517,750

Property Type House

Suburb Vermont South

Period - From 01/04/2022

to

30/06/2022

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	23 Lascelle Dr VERMONT SOUTH 3133	\$1,625,000	31/03/2022
2	109 Morack Rd VERMONT SOUTH 3133	\$1,605,000	09/04/2022
3	10 Melissa Gr VERMONT SOUTH 3133	\$1,592,000	25/03/2022

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:

18/08/2022 14:09



Property Type: House (Previously Occupied - Detached)
Land Size: 791 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 June quarter 2022: \$1,517,750

Comparable Properties



23 Lascelle Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,625,000
Method: Auction Sale
Date: 31/03/2022
Property Type: House (Res)
Land Size: 795 sqm approx

109 Morack Rd VERMONT SOUTH 3133 (VG)

Agent Comments



Price: \$1,605,000
Method: Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 923 sqm approx



10 Melissa Gr VERMONT SOUTH 3133 (VG)

Agent Comments



Price: \$1,592,000
Method: Sale
Date: 25/03/2022
Property Type: House (Res)
Land Size: 695 sqm approx

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