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

2 Kolonga Court, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,390,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,482,500	Pro	Property Type Hous		se l		Suburb	Vermont South	
Period - From	07/01/2024	to	06/01/2025		So	urce	Property	/ 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.

Ado	dress of comparable property	Price	Date of sale
1	7 Cedar Ct FOREST HILL 3131	\$1,490,000	07/12/2024
2	56 Newhaven Rd BURWOOD EAST 3151	\$1,460,000	09/11/2024
3	6 Tricia Ct BURWOOD EAST 3151	\$1,488,888	10/08/2024

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:

07/01/2025 15:09







Rooms: 7 Property Type: House Land Size: 654 sqm approx Agent Comments

Indicative Selling Price \$1,390,000 - \$1,500,000 Median House Price 07/01/2024 - 06/01/2025: \$1,482,500

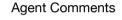
Comparable Properties



7 Cedar Ct FOREST HILL 3131 (REI) • •



Price: \$1,490,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 619 sqm approx





56 Newhaven Rd BURWOOD EAST 3151 (REI)

3

Agent Comments



Property Type: House (Res) Land Size: 590 sqm approx



6 Tricia Ct BURWOOD EAST 3151 (REI/VG) **6** 1 Ŀ 4 2

Agent Comments



Price: \$1,488,888 Method: Auction Sale Date: 10/08/2024 Property Type: House (Res) Land Size: 534 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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