

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

34 Abbey Walk, Vermont Vic 3133

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,269,000

Property Type House

Suburb Vermont

Period - From 01/04/2024

to

30/06/2024

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	39 Blanche Dr VERMONT 3133	\$1,395,000	11/05/2024
2	53 Boronia Rd VERMONT 3133	\$1,445,000	27/04/2024
3	18 Trinian St VERMONT 3133	\$1,380,000	11/04/2024

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:

12/08/2024 16:02



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2024: \$1,269,000

Comparable Properties



39 Blanche Dr VERMONT 3133 (REI)

Agent Comments



Price: \$1,395,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House
Land Size: 641 sqm approx



53 Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,445,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 974 sqm approx



18 Trinian St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,380,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 566 sqm approx

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