

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

Unit 2/544 Burwood Highway, Vermont South Vic 3133

Indicative selling price

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

Range between

\$812,000

&

\$893,200

Median sale price

Median price

\$935,000

Property Type

Unit

Suburb

Vermont South

Period - From

01/10/2023

to

30/09/2024

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	2/186 Morack Rd VERMONT SOUTH 3133	\$1,180,000	25/10/2024
2	10/593 Burwood Hwy VERMONT SOUTH 3133	\$706,667	05/10/2024
3	1/218 Hawthorn Rd VERMONT SOUTH 3133	\$830,000	22/06/2024

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:

05/12/2024 11:36



Property Type:
Agent Comments

Indicative Selling Price
\$812,000 - \$893,200
Median Unit Price
Year ending September 2024: \$935,000

Comparable Properties



2/186 Morack Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,180,000
Method: Sold Before Auction
Date: 25/10/2024
Property Type: Townhouse (Res)
Land Size: 214 sqm approx

10/593 Burwood Hwy VERMONT SOUTH 3133 (VG)

Agent Comments

 3  -  -

Price: \$706,667
Method: Sale
Date: 05/10/2024
Property Type: Flat/Unit/Apartment (Res)



1/218 Hawthorn Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 3  1  2

Price: \$830,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit
Land Size: 400 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000



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