

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

4 LUNAR CRESCENT VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,500

Property type

House

Suburb

Vermont

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

| | | |
|--------------------------------------|-------------|-----------|
| 95 NURLENDI ROAD VERMONT VIC 3133 | \$1,380,000 | 05-Aug-23 |
| 774 CANTERBURY ROAD VERMONT VIC 3133 | \$1,315,000 | 04-Jul-23 |
| 8 MARLEIGH STREET VERMONT VIC 3133 | \$1,370,000 | 08-Jun-23 |

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 6 months.~~

This Statement of Information was prepared on: 14 August 2023



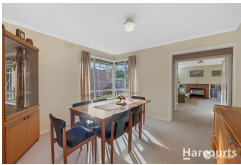
95 NURLENDI ROAD VERMONT VIC 3133 Sold Price ^{RS} **\$1,380,000** Sold Date **05-Aug-23**
 Distance **0.64km**

4 2 2



774 CANTERBURY ROAD VERMONT VIC 3133 Sold Price ^{RS} **\$1,315,000** Sold Date **04-Jul-23**
 Distance **1.51km**

5 2 3



8 MARLEIGH STREET VERMONT VIC 3133 Sold Price ^{RS} **\$1,370,000** Sold Date **08-Jun-23**
 Distance **1.12km**

5 2 2

RS = Recent sale UN = Undisclosed Sale

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