

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

17 Toomey Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,242,500

Property Type House

Suburb Vermont

Period - From 01/10/2023

to

31/12/2023

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	8 Ferris Av MITCHAM 3132	\$1,197,000	10/02/2024
2	20 Arlington Wlk VERMONT 3133	\$1,180,000	08/02/2024
3			

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:

27/02/2024 11:02



Rooms: 6
Property Type: House
Land Size: 565.867 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2023: \$1,242,500

Comparable Properties



8 Ferris Av MITCHAM 3132 (REI)

Agent Comments



Price: \$1,197,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 643 sqm approx



20 Arlington Wik VERMONT 3133 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 08/02/2024
Property Type: Townhouse (Res)
Land Size: 243 sqm approx

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.