Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 234 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,250,000		&		\$1,350,000					
Median sale p	rice									
Median price	\$1,510,000	Pro	operty Type	Hou	se		Suburb	Vermont South		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	23 Hanover Rd VERMONT SOUTH 3133	\$1,340,000	03/02/2024
2	10 Huskey Ct VERMONT SOUTH 3133	\$1,330,000	16/12/2023
3	531 Springvale Rd VERMONT SOUTH 3133	\$1,280,000	07/03/2024

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:

28/05/2024 16:24









Rooms: 7 Property Type: House Land Size: 652.265 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price March quarter 2024: \$1,510,000

Comparable Properties





23 Hanover Rd VERMONT SOUTH 3133 (REI/VG)



Price: \$1,340,000 Method: Private Sale Date: 03/02/2024 Property Type: House Land Size: 667 sqm approx Agent Comments

10 Huskey Ct VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,330,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 696 sqm approx



531 Springvale Rd VERMONT SOUTH 3133 (REI/VG)



Price: \$1,280,000 Method: Sold Before Auction Date: 07/03/2024 Property Type: House (Res) Land Size: 655 sqm approx Agent Comments

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