

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

234 Hawthorn Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Vermont South

Period - From

01/01/2024

to

31/03/2024

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	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)**

Agent Comments

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

Agent Comments

**Price:** \$1,280,000**Method:** Sold Before Auction**Date:** 07/03/2024**Property Type:** House (Res)**Land Size:** 655 sqm approx**Account** - O'Brien Real Estate Vermont | P: 03 9087 1087