

# 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 7 Silverene Court, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,482,500 Property Type House Suburb Vermont South

Period - From 01/01/2024 to 31/12/2024 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 Bracknell Ct VERMONT SOUTH 3133	\$1,518,000	25/11/2024
2	4 Chablis Cr VERMONT SOUTH 3133	\$1,450,000	12/10/2024
3	35 Pioneer Cl VERMONT SOUTH 3133	\$1,535,000	03/08/2024

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: 28/01/2025 15:35



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 770 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,450,000 - \$1,550,000  
**Median House Price**  
 Year ending December 2024: \$1,482,500

## Comparable Properties



**2 Bracknell Ct VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,518,000  
**Method:** Private Sale  
**Date:** 25/11/2024  
**Property Type:** House  
**Land Size:** 741 sqm approx



**4 Chablis Cr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 12/10/2024  
**Property Type:** House (Res)  
**Land Size:** 913 sqm approx



**35 Pioneer Ct VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,535,000  
**Method:** Auction Sale  
**Date:** 03/08/2024  
**Property Type:** House (Res)  
**Land Size:** 887 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087