Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7 Silverene Court, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,482,500	Pro	perty 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

,	and the companion property		Date of care
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 CI 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



Date of sale











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)

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4





3

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)

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1

Agent Comments

Price: \$1,450,000 **Method:** Auction Sale **Date:** 12/10/2024

Property Type: House (Res) Land Size: 913 sqm approx



35 Pioneer CI VERMONT SOUTH 3133 (REI/VG)

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1



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2

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





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