

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

4 PADUA COURT VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

Suburb

Vermont

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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 PADUA COURT VERMONT VIC 3133	\$1,258,888	15-Oct-22
44 LUSK DRIVE VERMONT VIC 3133	\$1,350,000	10-Dec-22
92 PURCHES STREET VERMONT VIC 3133	\$1,307,000	10-Sep-22

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 6 months.~~

This Statement of Information was prepared on: 06 February 2023


1 PADUA COURT VERMONT VIC 3133

Sold Price

\$1,258,888

Sold Date

15-Oct-22


4



2



2

Distance

0.05km

44 LUSK DRIVE VERMONT VIC 3133

Sold Price

^{RS} **\$1,350,000**

Sold Date

10-Dec-22


4



2



2

Distance

0.49km

92 PURCHES STREET VERMONT VIC 3133

Sold Price

\$1,307,000

Sold Date

10-Sep-22


4



2



2

Distance

1.16km
RS = Recent sale

UN = Undisclosed Sale

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