# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

5 Lucerne Street, Vermont Vic 3133
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#### Indicative selling price

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

Range between \$1,750,000	&	\$1,820,000
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#### Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Vermont
Period - From	01/10/2023	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Periton PI VERMONT 3133	\$1,880,000	26/10/2024
2	15 Lunar Cr VERMONT 3133	\$2,025,000	18/10/2024
3	8 Wynne Ct VERMONT SOUTH 3133	\$1,750,000	29/06/2024

#### 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:	04/11/2024 14:06













**Property Type:** House **Land Size:** 811 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,750,000 - \$1,820,000 Median House Price

Year ending September 2024: \$1,250,000

# Comparable Properties



4 Periton PI VERMONT 3133 (REI)







Price: \$1,880,000 Method: Auction Sale Date: 26/10/2024

**Property Type:** House (Res) **Land Size:** 820 sqm approx

**Agent Comments** 



15 Lunar Cr VERMONT 3133 (REI)

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Agent Comments

Price: \$2,025,000 Method: Private Sale Date: 18/10/2024 Property Type: House Land Size: 774 sqm approx



8 Wynne Ct VERMONT SOUTH 3133 (REI/VG)

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**Price:** \$1,750,000 **Method:** Auction Sale **Date:** 29/06/2024

Property Type: House (Res) Land Size: 882 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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