

# 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

10 Weeden Drive, Vermont South Vic 3133

### Indicative selling price

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

Range between

\$1,300,000

&

\$1,430,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2024

to

30/06/2024

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	5 Dawn Ct GLEN WAVERLEY 3150	\$1,415,000	13/07/2024
2	4 Moran Ct VERMONT SOUTH 3133	\$1,510,000	22/06/2024
3	4 Galahad Cr GLEN WAVERLEY 3150	\$1,500,000	05/06/2024

**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:

24/08/2024 09:05



3   2   2

**Property Type:** House  
**Land Size:** 661 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
June quarter 2024: \$1,550,000

## Comparable Properties



**5 Dawn Ct GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 13/07/2024  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx



**4 Moran Ct VERMONT SOUTH 3133 (REI)**

**Agent Comments**

4   1   2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**4 Galahad Cr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 05/06/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx