

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

20 LASCELLE DRIVE VERMONT SOUTH 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

\$1,330,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,526,500

Property type

House

Suburb

Vermont South

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 LANCELOT CRESCENT GLEN WAVERLEY VIC 3150	\$1,410,000	13-Sep-24
12 KALARA PLACE VERMONT SOUTH VIC 3133	\$1,447,500	06-Oct-24
10 NEVIS COURT VERMONT SOUTH VIC 3133	\$1,428,000	07-Nov-24

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: 28 November 2024


**6 LANCELOT CRESCENT GLEN
WAVERLEY VIC 3150**

 4
  2
  2

Sold Price

\$1,410,000

Sold Date

13-Sep-24

Distance

0.62km

**12 KALARA PLACE VERMONT
SOUTH VIC 3133**

 4
  3
  3

Sold Price

^{RS} **\$1,447,500**

Sold Date

06-Oct-24

Distance

0.69km

**10 NEVIS COURT VERMONT SOUTH
VIC 3133**

 4
  2
  2

Sold Price

^{RS} **\$1,428,000**

Sold Date

07-Nov-24

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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