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

34 Carinya Road, Vermont Vic 3133

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,850,000			
Median sale p	rice							
Median price	\$1,328,500	Pro	operty Type	Ηοι	ISE		Suburb	Vermont
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	28 Grey St VERMONT 3133	\$1,805,000	30/11/2024
2	9 Kay Ct VERMONT 3133	\$1,610,000	11/10/2024
3	61 Alwyn St MITCHAM 3132	\$1,780,000	06/09/2024

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:

06/02/2025 13:20



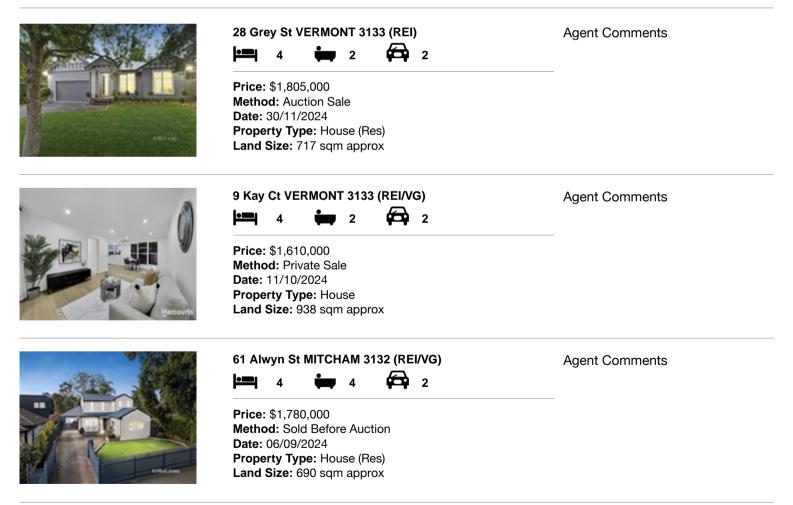






Rooms: 7 Property Type: House (Res) Land Size: 588 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price December quarter 2024: \$1,328,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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