

# 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

12 Caldwell Road, Vermont 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,242,500

Property Type House

Suburb Vermont

Period - From 01/10/2023

to 31/12/2023

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	24 Ellad CI VERMONT 3133	\$1,075,000	16/03/2024
2	19 Good Governs St MITCHAM 3132	\$1,070,000	22/11/2023
3	40 Centre Rd VERMONT 3133	\$1,040,000	18/10/2023

**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:

19/03/2024 10:25



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
December quarter 2023: \$1,242,500

## Comparable Properties



**24 Ellad CI VERMONT 3133 (REI)**

Agent Comments



**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx



**19 Good Governs St MITCHAM 3132 (VG)**

Agent Comments



**Price:** \$1,070,000  
**Method:** Sale  
**Date:** 22/11/2023  
**Property Type:** House (Res)  
**Land Size:** 601 sqm approx



**40 Centre Rd VERMONT 3133 (REI/VG)**

Agent Comments



**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House  
**Land Size:** 689 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**