

# 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

59 Weeden Drive, Vermont South Vic 3133

### Indicative selling price

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

Range between \$1,380,000 & \$1,518,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Vermont South

Period - From 01/04/2023 to 30/06/2023 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	67 King Arthur Dr GLEN WAVERLEY 3150	\$1,488,000	11/03/2023
2	9 Cascade Dr VERMONT SOUTH 3133	\$1,440,000	25/03/2023
3	3 Pico CI VERMONT SOUTH 3133	\$1,420,000	15/04/2023

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:

29/08/2023 23:16



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 660 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,380,000 - \$1,518,000  
**Median House Price**  
 June quarter 2023: \$1,550,000

## Comparable Properties



**67 King Arthur Dr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,488,000  
**Method:** Auction Sale  
**Date:** 11/03/2023  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**9 Cascade Dr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx



**3 Picolo Ct VERMONT SOUTH 3133 (REI/VG)**

Agent Comments



**Price:** \$1,420,000  
**Method:** Private Sale  
**Date:** 15/04/2023  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx

**Account - O'Brien Real Estate Vermont | P: 03 9087 1087**